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MENDOCINO COUNTY

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ARTICLE I. GENERAL PROVISIONS.**Sec. 20-1. Title.**

This Chapter shall be known and cited as the "Mendocino County Zoning Chapter." (Ord. No. 359, Sec. 39.01, adopted 1956.)

Sec. 20-2. Adoption of Zoning Enabling Plan; Declaration.

There is hereby adopted a Zoning Enabling Plan for the County of Mendocino, State of California. (Ord. No. 359, Sec. 1.1, adopted 1956.)

Sec. 20-3. Purpose of Adoption of Zoning Enabling Plan.

Said Zoning Enabling Plan is adopted to provide for the promotion of the public health, safety, peace, morals, comfort, convenience and general welfare and for the accomplishment thereof is adopted, among other purposes, for the following more particularly specified purposes, to-wit:

(a) To assist in providing a definite plan of development for the County and to guide, control and regulate the future growth of the County, in accordance with said Plan. (Ord. No. 359, Sec. 2.1, adopted 1956.)

(b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, recreational and other areas within the County and to assure the orderly and beneficial development of such areas. (Ord. No. 359, Sec. 2.1, adopted 1956.)

(c) To obviate the menace to the public safety resulting from the location of buildings and the uses thereof, and of land, adjacent to highways which are a part of the Streets and Highways Plan of the Master Plan of the County, or which are important thoroughfares, in such manner as to cause interference with existing or prospective traffic movements on said highways. (Ord. No. 359, Sec. 2.1, adopted 1956.)

(d) The Board of Supervisors finds that agriculture is a major industry of the County and that for the protection of agriculture and in order to prevent further encroachment upon it by incompatible uses of property and for the general welfare of the County as a whole, there are hereby created zone classifications within which agriculture shall be encouraged to the exclusion of such other uses of land as may be in conflict therewith. Therefore, the provisions of this section shall be liberally interpreted, insofar as they apply to agricultural pursuits and services, and shall not be deemed or construed to permit interference with any normal accessory use conducted in conjunction therewith. It is the intention of this section to provide maximum protection to existing and future agricultural enterprises, and to encourage the highest and best use of the lands so classified for agricultural purposes, including the necessary residential, recreational, educational, public utilities and other similar uses necessary and incidental thereto. (Ord. No. 359, Sec. 2.1, adopted 1956.)

(e) The Board of Supervisors declares that the regulations of this Chapter are intended to apply to all properties within the unincorporated area of the County, and including properties in Federal, State, County, City, Special District, public and private utility, private and all other ownerships. (Ord. No. 359, Sec. 2.1, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-4. Effect and Purpose of Zoning Enabling Plan.

(a) **EFFECT.** To make effective a degree of zoning protection in the A-1 District which includes the unincorporated area of the County. All uses of land within a particular district as defined by this chapter which are not expressly permitted by the regulations established herein for that district are prohibited. (Ord. No. 359, Sec. 3.1, adopted 1956, as amended by Ord. No. 1094, adopted 1973.)

(b) **PURPOSE.** To provide the means whereby more complete zoning protection may be applied within any portion of the unincorporated area of the County by amendment of this Chapter as provided in Article XXXIX. (Ord. No. 359, Sec. 3.2, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-5. Definitions.

For the purpose of this Chapter certain terms used herein are defined as follows:

(a) All words used in the present tense shall include the future tense; all words in the plural number shall include the singular number, and all words in the singular number shall include plural number, unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot"; the word "building" includes the word "structure"; and the word "shall" is mandatory and not directory. The word "County" as used herein shall mean the "County of Mendocino, State of California"; the words "Board of Supervisors" shall mean the "Board of Supervisors of the County of Mendocino, State of California", the words "Planning Commission" shall mean the "County Planning Commission of the County of Mendocino, State of California"; and the words "County boundary" shall mean the "boundary of the County of Mendocino, State of California, and/or the boundary of any incorporated municipality within said County". (Ord. No. 359, Sec. 6.01, adopted 1956.)

(b) **ACCESSORY BUILDING.** A detached subordinate building, the use of which is incidental to that of the main building on the same lot, or to the use of the land. (Ord. No. 359, Sec. 6.02, adopted 1956.)

(c) **ACCESSORY USE.** A use or building incidental or subordinate to the principal use or building located upon the same lot. (Ord. No. 359, Sec. 6.03, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(d) **AGENCY.** An office or commercial establishment in which goods, material or equipment is received for servicing, treatment or process-

ing elsewhere. (Ord. No. 359, Sec. 6.04, adopted 1956.)

(e) LIGHT AGRICULTURE.

(1) Farms devoted to the hatching, raising, butchering or marketing on a small scale of chickens, turkeys or other fowl or poultry and eggs, rabbits, fish, frogs, mink, chinchilla or other small animal farms of a similar nature, provided that not more than one hundred (100) turkeys per acre, in addition to brooding stock shall be kept, fed, or maintained on a parcel of less than five (5) acres (Ord. No. 359, Sec. 6.05, adopted 1956.)

(2) Nurseries, greenhouses, orchards, aviaries, apiaries or the raising of field crops, trees and tree crops, berry or bush crops, or vegetable, flower or herb gardening on a commercial scale. (Ord. No. 359, Sec. 6.05, adopted 1956.)

(3) The grazing of cattle, horses, sheep, goats, hogs or other farm stock or animals on a commercial scale, including the supplementary feeding thereof. On parcels of less than three (3) acres, not more than two (2) such animals per acre shall be kept or maintained. On parcels of more than five (5) but less than ten (10) acres, not more than two (2) animals per acre shall be kept or maintained. For the grazing of sheep or goats the permissible number of animals per acre may be multiplied by three (3). In no event shall there be any limit to the permissible number of sheep which may be grazed per acre where such grazing operation is conducted on fields for the purpose of cleaning up unharvested crops and, further, where such grazing operation is not conducted for more than four (4) weeks in any six (6) month period. The provisions of this paragraph do not apply where any such animals are kept or maintained solely for the domestic use of the owner or occupant of a parcel of land; and further, such provisions shall apply only to mature breeding stock, maintenance stock and similar farm stock, but shall apply to the offspring thereof where such offspring are being kept, fed, and maintained solely for sale, marketing or slaughtering at the earliest practical age or time, nor shall it apply to 4-H, Future Farmers or similar projects (Ord. No. 359, Sec. 6.05, adopted 1956.)

In all cases, the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio. (Ord. No. 359, Sec. 6.05 adopted 1956.)

(4) Farms or establishments for the selective or experimental breeding of cattle, horses, sheep, goats, hogs and other farm stock or animals and the raising and/or training of such animals and stock under the same conditions and provisions as set forth in paragraph (3) of sub-section (e). (Ord. No. 359, Sec. 6.05, adopted 1956.)

(5) Community auction and sales yards. (Ord. No. 359, Sec. 6.05, adopted 1956.)

(6) A temporary or permanent stand for the display and sale of the products of any permitted use, produced upon the premises upon which such stand is located or upon lands owned or leased by the owner or occupant of such premises. (Ord. No. 359, Sec. 6.05, adopted 1956.)

(f) SEMI-HEAVY AGRICULTURE.

(1) Any use defined under "Light Agriculture" without limitation as to number of animals. (Ord. No. 359, Sec. 6.06, adopted 1956.)

(2) Grazing, feed yards, sales yards, commercial and riding academies. (Ord. No. 359, Sec. 6.06, adopted 1956.)

(3) Hog ranches. (Ord. No. 359, Sec. 6.06, adopted 1956.)

(4) Menageries, sheep and goat raising, animal hospitals, commercial dog kennels and dog breeding establishments and dairies. (Ord. No. 359, Sec. 6.06, adopted 1956.)

(5) Fruit and vegetable packing and processing plants and similar uses. (Ord. No. 359, Sec. 6.06, adopted 1956.)

(6) Any accessory agricultural purpose. (Ord. No. 359, Sec. 6.06, adopted 1956.)

(g) HEAVY AGRICULTURE.

(1) Garbage-fed hogs in commercial quantities. (Ord. No. 359, Sec. 6.07, adopted 1956.)

(2) Commercial slaughterhouses. (Ord. No. 359, Sec. 6.07, adopted 1956.)

(h) ALLEY. A public or permanent private way or lane less than forty feet (40') in width which affords a secondary means of access to abutting property. (Ord. No. 359, Sec. 6.08, adopted 1956.)

(i) APARTMENT HOUSE. Any building or portion thereof which is designed and built for occupancy by three (3) or more families. (Ord. No. 359, Sec. 6.09, adopted 1956.)

(j) BASEMENT. A space partly or wholly underground and having more than one-half ($\frac{1}{2}$) its height, measured from its floor to its finished ceiling below the average adjoining grade. If the finished floor level directly above a basement is more than six feet (6') above grade at any point, such

basement shall be considered a story. (Ord. No. 359, Sec. 6.10, adopted 1956.)

(k) **BOARDING HOUSE.** A building, or portion thereof, other than a hotel, where regular meals for five (5) or more persons are provided for compensation or profit. (Ord. No. 359, Sec. 6.11, adopted 1956.)

(l) **BUILDING.** A structure having a roof, and which is constructed in a permanent position upon the ground and is designed and intended to be used for the shelter or enclosure of persons, animals or property. This definition does not include any type of vehicle, house trailer, boat or tent. (Ord. No. 359, Sec. 6.111, adopted 1956, as amended by Ord. No. 473, adopted 1965.)

(m) **BUILDING COVERAGE.** The land area covered by all buildings on a lot, including all projections except eaves. (Ord. No. 359, Sec. 6.12, adopted 1956.)

(n) **BUILDING HEIGHT.** The vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge or parapet wall. (Ord. No. 359, Sec. 6.13, adopted 1956.)

(o) **BUILDING LINE.** See Setback Lines. (Ord. No. 359, Sec. 6.14, adopted 1956.)

(p) **BUILDING SITE.** The land area occupied by or capable of being covered by all structures permissible under this Chapter. (Ord. No. 359, Sec. 6.15, adopted 1956.)

(q) **DWELLING GROUP.** Two (2) or more detached, one (1) or two (2) family dwellings, other than a commercial tourist or motor court, located upon a building site together with all open spaces as required by this Chapter. (Ord. No. 359, Sec. 6.20, adopted 1956.)

(r) **DWELLING, ONE FAMILY.** A building containing but one (1) kitchen designed and/or used to house not more than one (1) family, but including all necessary employees of such family. (Ord. No. 359, Sec. 6.21, adopted 1956.)

(s) **DWELLING, TWO FAMILY.** A building containing not more than two (2) kitchens, designed and/or used to house not more than two (2) families, living independently of each other, including all necessary employees of each such family. (Ord. No. 359, Sec. 6.22, adopted 1956.)

(t) **DWELLING, MULTIPLE FAMILY.** A building designed and/or used to house three (3) or more families, living independently of each other including all necessary employees of each such family. (Ord. No. 359, Sec. 6.23, adopted 1956.)

(u) **FAMILY.** One (1) person living alone, or two (2) or more persons related by blood, marriage or legal adoption; or a group not exceeding five (5) persons living together as a single housekeeping unit. (Ord. No. 359, Sec. 6.24, adopted 1956.)

(v) **GARAGE, PRIVATE.** An accessory building or portion of a building, designed and/or used only for the shelter or storage of vehicles by the occupants of the dwelling, including covered parking space or carports. (Ord. No. 359, Sec. 6.25, adopted 1956.)

(w) **GARAGE, COMMERCIAL.** A building, other than a private garage used for the parking, repair or servicing of motor vehicles. (Ord. No. 359, Sec. 6.26, adopted 1956.)

(x) **GARAGE, PARKING.** A public garage designed and/or used on a commercial basis for the storage only of vehicles. (Ord. No. 359, Sec. 6.27, adopted 1956.)

(y) **GUEST COTTAGE.** An accessory, detached dwelling without any kitchen facilities designed for and used to house transient visitors and nonpaying guests of the occupants of the main dwelling. (Ord. No. 359, Sec. 6.28, adopted 1956.)

(z) **HELICOPTER PORT.** Land improved and intended to be used for the landing and taking off of helicopters or vertical flying aircrafts. (Ord. No. 359, Sec. 6.29, adopted 1956.)

(aa) **HOME OCCUPATION.** Any use customarily carried on within a dwelling by the inhabitants thereof, which use is incidental to the residential use of the dwelling, and which use:

(1) Is confined within the dwelling and occupies not more than twenty-five percent (25%) of the floor space thereof. (Ord. No. 359, Sec. 6.30, adopted 1956.)

(2) Involves no sales of merchandise other than that produced on the premises or merchandise directly related to and incidental to the services offered. (Ord. No. 359, Sec. 6.30, adopted 1956.)

(3) Is carried on by the members of the family occupying the dwelling with no other person employed. (Ord. No. 359, Sec. 6.30, adopted 1956.)

(4) Produces no evidence of its existence beyond the premises (except signs of not more than one (1) square foot), such as noise, smoke, odors, vibration, etc. (Ord. No. 359, Sec. 6.30, adopted 1956.)

(bb) **HOTEL.** Any building or portions thereof containing six (6)

or more guest rooms used or intended or designed to be used, let or hired out to be occupied or which are occupied by six (6) or more guests, whether the compensation for hire be paid directly or indirectly in money, goods, wares, merchandise, labor or otherwise and shall include hotels, lodging and rooming houses, dormitories, turkish baths, bachelor hotels, studio hotels, public and private clubs and any such building of any nature whatsoever so occupied, designed or intended to be so occupied, except jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes and similar buildings where human beings are housed or detained under legal restraint. (Ord. No. 359, Sec. 6.31, adopted 1956.)

(cc) LODGING HOUSE. A building or portion thereof, other than a hotel, providing rooms or sleeping accommodations for five (5) or more persons for compensation, including rooming houses. (Ord. No. 359, Sec. 6.32, adopted 1956.)

(dd) LOT. A parcel of land of record in the County under one (1) ownership, used or capable of being used under the regulations of this Chapter, and including both the building site and all required yards and other open spaces as defined herein, and having a frontage of not less than forty feet (40') on a street as defined herein. (Ord. No. 359, Sec. 6.33, adopted 1956.)

(ee) LOT, CORNER. A lot located at the junction of two (2) or more intersecting streets, with a boundary line thereof bordering on each of such streets. The shortest such street frontage shall constitute the front of the lot. (Ord. No. 359, Sec. 6.34, adopted 1956.)

(ff) LOT WIDTH. The distance between side lot lines measured at the front yard building line. (Ord. No. 359, Sec. 6.35, adopted 1956.)

(gg) NONCONFORMING BUILDING. A building or structure or portion thereof which was designed, erected or structurally altered for a use which does not conform to the use regulations of the district in which it is located, and which lawfully existed prior to the effective date of such use regulations. (Ord. No. 359, Sec. 6.36, adopted 1956.)

(hh) NONCONFORMING USE. A use which lawfully occupied a building or structure or was conducted upon open land prior to the effective date of the use regulations in the district in which it is located and with which regulations it does not comply. (Ord. No. 359, Sec. 6.37, adopted 1956.)

(ii) OUTDOOR ADVERTISING SIGNS. Any card, cloth, paper, metal, painted glass, wooden, plaster, stone or other sign of any kind or character whatsoever placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in the definitions of "outdoor advertising signs" and "outdoor advertising structures" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking,

carving or otherwise fastening, affixing or making visible in any manner whatsoever (Ord. No. 359, Sec. 6.38, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(jj) OUTDOOR ADVERTISING STRUCTURES. Any structure of any kind or character erected or maintained for outdoor advertising purposes upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary (Ord. No. 359, Sec. 6.39, adopted 1956.)

(kk) PARKING LOT. An area of land, a yard or other open space on a lot used for or designated for use by standing motor vehicles. (Ord. No. 359, Sec. 6.40, adopted 1956.)

(ll) PARKING SPACE. Land or space privately owned, covered or uncovered, laid out for, surfaced, and used or designated to be used by a standing motor vehicle, which space shall not be located in any front yard or side yard adjacent to a street. (Ord. No. 359, Sec. 6.41, adopted 1956.)

(mm) SERVICE STATION. A retail business establishment supplying gasoline and oil, and minor accessories and services for automobiles. (Ord. No. 359, Sec. 6.42, adopted 1956.)

(nn) SETBACK LINE. A line established by this or other ordinance chapter to govern the placement of buildings with respect to streets and alleys. (Ord. No. 359, Sec. 6.43, adopted 1956.)

(oo) SERVANTS' QUARTERS. A secondary dwelling or apartment without any kitchen facilities designed for and used only by persons or the families of persons regularly employed on the property. (Ord. No. 359, Sec. 6.44, adopted 1956.)

(pp) STABLE, COMMERCIAL. A stable for horses to be let, hired or used on a commercial basis. (Ord. No. 359, Sec. 6.45, adopted 1956.)

(qq) STABLE, PRIVATE. A stable for horses to be used by the owners. (Ord. No. 359, Sec. 6.46, adopted 1956.)

(rr) STORY. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above, if the finished floor level directly above a basement is more than six feet (6') above grade at any point, such basement shall be considered a story. (Ord. No. 359, Sec. 6.47, adopted 1956.)

(ss) STREET. A public or permanent private way forty feet (40') or more in width which affords a primary means of access to property. (Ord. No. 359, Sec. 6.48, adopted 1956.)

(tt) STRUCTURAL ALTERATIONS. Any change in the support -

ing members of a building such as bearing walls, columns, beams or girders and floor joists, ceiling joists or roof rafters. (Ord. No. 359, Sec. 6.49, adopted 1956.)

(uu) **TOURIST COURT.** A group of buildings designed for use by tourists or transients with living or sleeping rooms, garages, parking spaces and related facilities advertised or offered on a commercial basis, including an auto court, motor court and motor lodge. (Ord. No. 359, Sec. 6.50, adopted 1956.)

(vv) **MOBILE HOME.** A vehicle, other than a motor vehicle, designed or used for human habitation, for carrying persons and property on its own structure, and for being drawn by a motor vehicle. (Ord. No. 359, Sec. 6.51, adopted 1956 and amended by Ord. No. 581, adopted 1969.)

(ww) **MOBILE HOME PARK.** Any area or tract of land occupied by two or more mobile homes, or any area or tract of land where one or more mobile homes are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include the lot it occupies. This definition includes trailer park, recreation trailer park, travel trailer park, and temporary trailer park, any of which shall consist of:

- (1) A minimum site area of five (5) acres.
- (2) A minimum of ten (10) sites or spaces in the initial development.

(Ord. No. 359, Sec. 6.52, adopted 1956, amended by Ord. No. 581, adopted 1969.)

(xx) **YARDS.** Land unoccupied or unobstructed, except for such encroachments as may be permitted by this Chapter surrounding a building site. (Ord. No. 359, Sec. 6.53, adopted 1956.)

(yy) **YARD, FRONT.** A yard extending across the full width of the lot, measured between the street line (or the lot line connected to a street by legal access) and the nearest line of the main building or enclosed or covered porch. The front yard of a corner lot is the yard adjacent to the shorter street frontage. (Ord. No. 359, Sec. 6.54, adopted 1956.)

(zz) **YARD, REAR.** A yard extending between the side yards of the lot and measured between the rear line of the lot and the rear line of the main building or enclosed or covered porch nearest the rear line of the lot. (Ord. No. 359, Sec. 6.55, adopted 1956.)

(aaa) **YARD, SIDE.** A yard on each side of the building extending from the front yard to the rear lot line, the width of each yard being measured between the side line of the lot and the nearest part of the main building or enclosed or covered porch. (Ord. No. 359, Sec. 6.56, adopted 1956.)

(bbb) **RECREATIONAL TRAILER PARK.** Any area or tract of land within an area zoned for recreational use, where one or more lots are rented or leased or held out for rent, or lease to owners or users of travel trailers, camp cars or tents and which is occupied for temporary purposes. (Ord. No. 581, adopted 1969.)

(ccc) TRAVEL TRAILER. A vehicle other than a motor vehicle, which is designed or used for human habitation, and for travel or recreational purposes, which does not at any time, exceed 8 feet in width and 40 feet in length and which may be moved upon a public highway without a special permit or chauffeur's license or both, without violating any provision of the Vehicle Code. (Ord. No. 581, adopted 1969.)

(ddd) TRAVEL TRAILER PARK. Any area or tract of land or a separate designated section within a mobile home park where one or more lots are rented or leased or held out for rent or lease to owners or users of travel trailers or camp cars used for travel or recreational purposes. (Ord. No. 581, adopted 1969.)

(eee) TEMPORARY TRAILER PARK. Any area or tract of land where one or more lots are rented or leased or held out for rent or lease to owners or users of travel trailers or camp cars, and which is established for one operation not to exceed 11 consecutive days, and is then removed. (Ord. No. 581, adopted 1969.)

(fff) CAMP CAR. A vehicle with or without motive power, which is designed or used for human habitation. (Ord. No. 581, adopted 1969.)

(ggg) AREA OR TRACT OF LAND. (Parcel of Land) All contiguous real property assessed to the same owner or owners as shown by the records of the Mendocino County Assessor whether or not the same is divided into separate lots or parcels by deed, subdivision map, lease, contract of sale or otherwise. Such property shall be deemed contiguous even though it is traversed by a public or private road, street or highway. (Ord. No. 581, adopted 1969.)

ARTICLE II. 'A - 1' UNCLASSIFIED DISTRICTS.

Sec. 20 - 6. Declaration: 'A - 1' Unclassified Districts.

This article, including Sections 20-2 through 20-7, contains protective provisions for A-1 districts which will apply within all of the unincorporated areas of the County. (Ord. No. 359, Part 1, adopted 1956, as amended by Ord. No. 369, adopted 1956, as amended by Ord. No. 963, adopted 1972.)

Sec. 20 - 7. Regulations for 'A - 1' Unclassified Districts.

This district is intended to be a holding zone for those areas of the County where specific zoning based upon study has not yet been established. The following specific regulations and the following general regulations shall apply in all 'A-1' districts: (Ord. No. 963, adopted 1972.)

(A) USES PERMITTED NOT REQUIRING A USE PERMIT.

In the absence of a use permit, only the following uses shall be permitted: (Ord. No. 359, Sec. 3.32, adopted 1956, as amended by Ord. No. 963, adopted 1972.)

(1) One (1), two (2), and multiple family dwellings, including private garages, farm buildings, accessory buildings and uses, and home occupations. (Ord. No. 963, adopted 1972.)

(2) Semi-heavy agriculture as defined by Section 20-5 of this chapter. (Ord. No. 963, adopted 1972.)

(3) Temporary stands for the sale of food products produced on and off the premises, provided that the sale of such products is incidental and secondary to a major agricultural use of the property. (Ord. No. 963, adopted 1972.)

(4) Publicly owned parks and playgrounds, and public schools and buildings, when located in conformity with the Mendocino County General Plan and its elements (Ord. No 963, adopted 1972.)

(5) A mobile home used as a residence when occupied by the owner of the area or tract of land with all permitted accessory buildings and uses, provided, however, that no other mobile home or dwelling is located thereon. (Ord. No. 963, adopted 1972.)

(6) Underground utility installations and aboveground utility installations for local services; provided, however, that substations, generating plants, and gas holders must first be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be reviewed in detail with the Planning Commission prior to acquisition. (Ord. No. 963, adopted 1972.)

(7) Management of lands and forests in the manner designed to provide protection from fire, insects, disease, or other catastrophe and the production or harvest of trees including tree farming. (Ord. No. 963, adopted 1972.)

(8) Production of fish life or fish products for commercial purposes (hatcheries, ponds, etc.); provided, however, that commercial fishing ponds shall not be permitted except pursuant to a use permit. (Ord. No. 963, adopted 1972.)

(9) Recreational uses, meaning the use of land for any of the following uses, and such additional uses as are determined by the Planning Commission to be essentially similar: walking, hiking, picnicking, camping (except as may be defined as a recreational vehicle park, travel trailer park, temporary trailer park, or organized camp as provided by law), swimming, boating, fishing, hunting, or other outdoor uses for which no structures or buildings are erected or required; provided, however, that such uses shall not include race courses for vehicles or motorcycles. (Ord. No. 963, adopted 1972.)

(10) Minor divisions, parcel divisions, and sub-divisions as comply with Chapter 17 of the County Code. (Ord. No. 963, adopted 1972.)

(B) USES PERMITTED ONLY UPON THE SECURING OF A USE PERMIT.

All uses not specifically set forth in Section 20-7(A), *supra*, shall be permitted only upon the securing of a use permit in each case pursuant to the provisions and standards set forth in Sections 20-74 through 20-79.9 (Article XXXVI) of this chapter (Ord. No. 963, 1972.)

(C) The following regulations shall apply to all one (1) family dwellings, two (2) family dwellings, multiple family dwellings, and dwelling groups in A-1 districts. (Ord. No 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.)

- (1) **MINIMUM LOT AREA:** As specified by the County Land Division Chapter, but in no case less than six thousand (6,000') square feet. (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.)
- (2) **MINIMUM LOT WIDTH:** Sixty feet (60'). (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.).
- (3) **MINIMUM YARDS:** Whenever the Board of Supervisors has adopted or otherwise established the right-of-way lines for freeways or other streets or roads, required setbacks or yards shall be measured from such lines. Wherever front yard setbacks or street-side yard setbacks of two (2) or more existing buildings in the same block and within two hundred feet (200') of a site of a proposed building are less than those herein specified, the average of such existing yard setbacks shall apply to the proposed building except as hereinbefore provided in this subsection. (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.).
- (a) **MINIMUM FRONT YARD:** Twenty feet (20') from the street lot line in recorded land divisions, and in all other cases the greater of the following setbacks shall apply: A setback of fifty feet (50') from center line of the street on which the building site faces, or a twenty-foot (20') setback from the street right-of-way line (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.).
- (b) **MINIMUM SIDE YARDS:** Side yards shall total not less than twenty per cent (20%) of the lot width, and not side yard may be less than six feet (6'); no side yard need exceed ten feet (10'). The side yard on the street side of a corner lot shall be not less than twenty feet (20') Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.).
- (c) **MINIMUM REAR YARD:** Twenty feet (20'). (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.).
- (4) **OFF-STREET PARKING:** In compliance with the standards set forth in Section 20-70, or in accordance with the terms of a use permit granted by the Planning Commission. (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972)
- (5) **BUILDING HEIGHT LIMIT:** Two and one-half (2½) stories but not to exceed thirty-five feet (35'), or as permitted by a use permit granted by the Planning Commission (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.)

(D) The following regulations shall apply to all commercial, industrial, and other nonresidential buildings in A-1 districts (Ord No 450, adopted 1963, as amended by Ord No 963, adopted 1972.)

(1) MINIMUM FRONT YARD AND STREET SIDE YARDS: None, except as may be required by the terms of a use permit granted by the Planning Commission and further excepting as follows:

(a) No building shall be located closer than thirty feet (30') from the center line of any street on which the building site has frontage. (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972)

(b) Wherever front yard setbacks or street side yard setbacks of two (2) or more existing buildings in the same block and within two hundred feet (200') of a site of a proposed building are less than those above specified, the average of such existing yard setbacks shall apply to the proposed building. (Ord. No. 450, adopted 1963, as amended by Ord No. 963, adopted 1972)

(c) Wherever the Board of Supervisors has adopted or otherwise established the right-of-way lines for freeways, or other streets or roads, no buildings shall be constructed within such lines. (Ord. No. 450, adopted 1963, as amended by Ord. No. 963, adopted 1972.).

ARTICLE III. DESIGNATION AND ESTABLISHMENT OF DISTRICTS.

Sec. 20-8. Declaration.

This Article and following articles include the portions of the Chapter which are adopted now (May, 1956) to be available for future use when and if requests may be made for more detailed protection than that provided in the "A-1" District. (Ord. No. 359, Part II, adopted 1956.)

Sec. 20-9. Designation of Districts.

(a) The several classes of General Districts hereby provided, and into which the County may be divided, are designated as follows:

<u>Map Symbol.</u>	<u>District Designation.</u>
A-1	Agricultural
U-F	Upland - Forestry
U-R	Upland - Recreation
U-A	Upland - Agriculture
A-2	Agricultural - (Exclusive)
RE	Residential - Estates
R-1	Residential - One Family
R-2	Residential - Two Family
R-3	Residential - Neighborhood Apartment
R-4	Residential - General Apartment
C-1	Commercial - Neighborhood
C-2	Commercial - Community
C-3	Commercial - General
CL	Commercial - Limited
M-1	Industrial - Light
M-2	Industrial - Heavy
ML	Industrial - Limited
PD	Planned - Development
AV	Airport
O-S	Open - Space
P-F	Public - Facilities
R-R	Residential - Resort
S-A	Suburban - Agricultural

(Ord. No. 359, Sec. 4.1, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) In addition to the foregoing classes of districts, certain combining districts may be established and are designated as follows:

<u>Map Symbol.</u>	<u>District Designation.</u>
A	Agricultural

:B	Building Site, Special
:S	Highway Frontage, Special
:H	Height, Special
:P	Parking, Special
:FP	Flood Plain
:R	Residential
:U	Utility

(Ord. No. 359, Sec. 4.2, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

Sec. 20-10**Establishment of Districts.**

(a) The aforesaid classes of districts and certain combinations thereof may be established by ordinance - article, insofar as the designations, locations and boundaries thereof are set forth and indicated by written description, or on various sectional district maps which may hereafter be filed and adopted, and which show the designations, locations, and boundaries of certain said districts. Said maps and all notations, references, data and other information shown thereon shall be kept on file with the County Clerk and shall be deemed to be incorporated herein as though fully set forth. All such written descriptions and maps shall be designated as sub-sections of this section (Section - 5) (Ord. No. 359, Sec. 5.1, adopted 1956, as amended by Ord. No. 544, and No. 547, adopted 1968.)

(b) All of the unincorporated territory of Mendocino County constitutes "A-1" Districts, with the exception of the following described territory:

ZONING MAPS: See Section District Maps.

(1) Sectional District Map No. 1. (Ord. No. 359, Sec. 5.2, adopted 1956 as amended by Ord. No. 387, adopted 1958.)

(2) Sectional District Map No. 2. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 390, adopted 1958.)

(3) Sectional District Map No. 3. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 404, adopted 1960.)

(4) Sectional District Map No. 4. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 412, adopted 1961.)

(5) Sectional District Map No. 5. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 459, adopted 1964.)

(6) Sectional District Map No. 6. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 505, adopted 1966.)

(7) Sectional District Map No. 7. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 509, adopted 1966.)

(8) Sectional District Map No. 8. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 511, adopted 1966.)

(9) Sectional District Map No. 9. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 516, adopted 1967.)

(10) Sectional District Map No. 10; (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 519, adopted 1967.)

- (11) Sectional District Map No. 11. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 520, adopted 1967.)
- (12) Sectional District Map No. 12. (Ord. No. 359, Sec. 5.2, adopted, as amended by Ord. No. 521, adopted 1967.)
- (13) Sectional District Map No. 13. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 537, adopted 1968.)
- (14) Sectional District Map No. 14. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 542, adopted 1968.)
- (15) Sectional District Map No. 15. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 544, adopted 1968.)
- (16) Sectional District Map No. 16. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 545, adopted 1968.)
- (17) Sectional District Map No. 17. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 554, adopted 1968.)
- (18) Sectional District Map No. 18. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 546, adopted 1968.)
- (19) Sectional District Map No. 19. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 550, adopted 1968.)
- (20) Sectional District Map No. 20. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 551, adopted 1968.)
- (21) Sectional District Map No. 21. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 555, adopted 1969.)
- (22) Sectional District Map No. 22. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 556, adopted 1969.)
- (23) Sectional District Map No. 23. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 557, adopted 1969.)
- (24) Sectional District Map No. 24. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 558, adopted 1969.)
- (25) Sectional District Map No. 25. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 569, adopted 1969.)
- (26) Sectional District Map No. 26. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 570, adopted 1969.)
- (27) Sectional District Map No. 27. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 571, adopted 1969.)

- (28) Sectional District Map No. 28. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 572, adopted 1967.)
- (29) Sectional District Map No. 29. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 573, adopted 1969.)
- (30) Sectional District Map No. 30. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 574, adopted 1969.)
- (31) Sectional District Map No. 31. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 575, adopted 1969.)
- (32) Sectional District Map No. 32. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 576, adopted 1969.)
- (33) Sectional District Map No. 33. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 577, adopted 1969.)
- (34) Sectional District Map No. 34. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 568, adopted 1969.)
- (35) Sectional District Map No. 35. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 578, adopted 1969.)
- (36) Sectional District Map No. 36. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 579, adopted 1969.)
- (37) Sectional District Map No. 37. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 602, adopted 1970.)
- (39) Sectional District Map No. 39. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 583, adopted 1969.)
- (40) Sectional District Map No. 40. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 584, adopted 1969.)
- (41) Sectional District Map No. 41. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 598, adopted 1970.)
- (42) Sectional District Map No. 42. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 599, adopted 1970.)
- (43) Sectional District Map No. 43. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 603, adopted 1970.)
- (44) Sectional District Map No. 44. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 593, adopted 1969.)
- (45) Sectional District Map No. 45. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 597, adopted 1970.)
- (47) Sectional District Map No. 47. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 604, adopted 1970.)

(48) Sectional District Map No. 48. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 606, adopted 1970.)

(49) Sectional District Map No. 49. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 607, adopted 1970.)

(50) Sectional District Map No. 50. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 608, adopted 1970.)

(51) Sectional District Map No. 51. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 609, adopted 1970.)

(53) Sectional District Map No. 53. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 610, adopted 1970.)

(54) Sectional District Map No. 54. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 611, adopted 1970.)

(55) Sectional District Map No. 55. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 612, adopted 1970.)

(56) Sectional District Map No. 56. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 614, adopted 1970.)

(57) Sectional District Map No. 57. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 613, adopted 1970.)

(58) Sectional District Map No. 58. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 615, adopted 1970.)

(59) Sectional District Map No. 59. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 630, adopted 1970.)

(60) Sectional District Map No. 60. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 631, adopted 1970.)

(61) Sectional District Map No. 61. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 636, adopted 1970.)

(62) Sectional District Map No. 62. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 633, adopted 1970.)

(63) Sectional District Map No. 63. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 667, adopted 1970.)

(64) Sectional District Map No. 64. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 634, adopted 1970.)

(65) Sectional District Map No. 65. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 635, adopted 1970.)

(66) Sectional District Map No. 66. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 632, adopted 1970.)

(67) Sectional District Map No. 67. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 637, adopted 1970.)

(68) Sectional District Map No. 68. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 628, adopted 1970.)

(69) Sectional District Map No. 69. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 627, adopted 1970.)

(70) Sectional District Map No. 70. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 629, adopted 1970.)

(71) Sectional District Map No. 71. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 626, adopted 1970.)

(72) Sectional District Map No. 72. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 640, adopted 1970.)

(73) Sectional District Map No. 73. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 641, adopted 1970.)

(74) Sectional District Map No. 74. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 653, adopted 1970.)

(75) Sectional District Map No. 75. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 649, adopted 1970.)

(76) Sectional District Map No. 76. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 652, adopted 1970.)

(77) Sectional District Map No. 77. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 650, adopted 1970.)

(78) Sectional District Map No. 78. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 665, adopted 1970.)

(79) Sectional District Map No. 79. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 646, adopted 1970.)

(80) Sectional District Map No. 80. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 647, adopted 1970.)

(81) Sectional District Map No. 81. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 645, adopted 1970.)

(82) Sectional District Map No. 82. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 644, adopted 1970.)

(83) Sectional District Map No. 83. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 643, adopted 1970.)

(84) Sectional District Map No. 84. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 651, adopted 1970.)

(85) Sectional District Map No. 85., this rezoning being subject to the conditions set forth in Resolution No. 70-179 of the Board of Supervisors, and to the recording of a contract promising compliance therewith. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 661, adopted 1970.)

(86) Sectional District Map No. 86. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 655, adopted 1970.)

- (87) Sectional District Map No. 87 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 668, adopted 1970.)
- (88) Sectional District Map No. 88. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 656, adopted 1970.)
- (89) Sectional District Map No. 89. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 657, adopted 1970.)
- (90) Sectional District Map No. 90. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 658, adopted 1970.)
- (91) Sectional District Map No. 91. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 659, adopted 1970.)
- (92) Sectional District Map No. 92 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 666, adopted 1970.)
- (93) Sectional District Map No. 93. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 671, adopted 1970.)
- (94) Sectional District Map No. 94. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 672, adopted 1970.)
- (95) Sectional District Map No. 95. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 670, adopted 1970.)
- (96) Sectional District Map No. 96 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 673, adopted 1970.)
- (97) Sectional District Map No. 97. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 669, adopted 1970.)
- (98) Sectional District Map No. 98. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 676, adopted 1970.)
- (99) Sectional District Map No. 99. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 674, adopted 1970.)
- (100) Sectional District Map No. 100. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 677, adopted 1970.)
- (101) Sectional District Map No. 101. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 675, adopted 1970.)
- (102) Sectional District Map No. 102 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 678, adopted 1970.)
- (103) Sectional District Map No. 103 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 679, adopted 1970.)
- (104) Sectional District Map No. 104. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 680, adopted 1970.)

- (105) Sectional District Map No. 105 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 681, adopted 1970)
- (106) Sectional District Map No. 106 (Ord. No. 359, Sec. 5.2, adopted 1956 as amended by Ord. No. 682, adopted 1970)
- (107) Sectional District Map No. 106 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 683, adopted 1970)
- (108) Sectional District Map No. 108, (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 684, adopted 1970)
- (109) Sectional District Map No. 109 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 685, adopted 1970)
- (110) Sectional District Map No. 110, (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 686, adopted 1970.)
- (111) Sectional District Map No. 111 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 689, adopted 1970)
- (112) Sectional District Map No. 112 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 690, adopted 1970)
- (113) Sectional District Map No. 113 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 692, adopted 1970)
- (114) Sectional District Map No. 114 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 694, adopted 1970.)
- (115) Sectional District Map No. 115, (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 688, adopted 1970)
- (116) Sectional District Map No. 116 (Ord. No. 359, Sec. 5.2, adopted 1956 as amended by Ord. No. 693, adopted 1970)
- (117) Sectional District Map No. 117 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 694, adopted 1970)
- (118) Sectional District Map No. 118 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 695, adopted 1970.)
- (119) Sectional District Map No. 119 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 696, adopted 1970)
- (120) Sectional District Map No. 120, (Ord. No. 359, Sec. 5.2, adopted 1956 as amended by Ord. No. 697, adopted 1970)

- (121) Sectional District Map No. 121. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 710, adopted 1971.)
- (122) Sectional District Map No. 122. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 709, adopted 1971.)
- (123) Sectional District Map No. 123. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 708, adopted 1971.)
- (124) Sectional District Map No. 124. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 707, adopted 1971.)
- (125) Sectional District Map No. 125. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 706, adopted 1971.)
- (126) Sectional District Map No. 126. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 705, adopted 1971.)
- (127) Sectional District Map No. 127. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 704, adopted 1971.)
- (128) Sectional District Map No. 128. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 703, adopted 1971.)
- (129) Sectional District Map No. 129. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 702, adopted 1971.)
- (130) Sectional District Map No. 130. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 701, adopted 1971.)
- (131) Sectional District Map No. 131. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 700, adopted 1971.)
- (132) Sectional District Map No. 132. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 713, adopted 1971.)
- (133) Sectional District Map No. 133. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 711, adopted 1971.)
- (134) Sectional District Map No. 134. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 715, adopted 1971.)
- (135) Sectional District Map No. 135. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 718, adopted 1971.)
- (136) Sectional District Map No. 136. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 717, adopted 1971.)
- (137) Sectional District Map No. 137. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 716, adopted 1971.)
- (138) Sectional District Map No. 138. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 720, adopted 1971.)
- (139) Sectional District Map No. 139. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 714, adopted 1971.)

- (140) Sectional District Map No. 140. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 712, adopted 1971.)
- (141) Sectional District Map No. 141. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 726, adopted 1971.)
- (142) Sectional District Map No. 142. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 725, adopted 1971.)
- (143) Sectional District Map No. 143. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 724, adopted 1971.)
- (144) Sectional District Map No. 144. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 723, adopted 1971.)
- (145) Sectional District Map No. 145. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 722, adopted 1971.)
- (146) Sectional District Map No. 146. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 727, adopted 1971.)
- (147) Sectional District Map No. 147. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 728, adopted 1971.)
- (148) Sectional District Map No. 148. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 729, adopted 1971.)
- (149) Sectional District Map No. 149. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 730, adopted 1971.)
- (150) Sectional District Map No. 150. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 734, adopted 1971.)
- (151) Sectional District Map No. 151. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 732, adopted 1971.)
- (152) Sectional District Map No. 152. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 733, adopted 1971.)
- (153) Sectional District Map No. 153. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 731, adopted 1971.)
- (154) Sectional District Map No. 154. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 735, adopted 1971.)
- (155) Sectional District Map No. 155. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 743, adopted 1971.)
- (156) Sectional District Map No. 156. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 744, adopted 1971.)
- (157) Sectional District Map No. 157. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 745, adopted 1971.)

- (158) Sectional District Map No. 158 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 746, adopted 1971.)
- (159) Sectional District Map No. 159 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 747, adopted 1971.)
- (160) Sectional District Map No. 160 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 737, adopted 1971.)
- (161) Sectional District Map No. 161. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 738, adopted 1971.)
- (162) Sectional District Map No. 162. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 739, adopted 1971.)
- (163) Sectional District Map No. 163. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 740, adopted 1971.)
- (164) Sectional District Map No. 164. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 741, adopted 1971.)
- (165) Sectional District Map No. 165. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 742, adopted 1971.)
- (166) Sectional District Map No. 166. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 755, adopted 1971.)
- (167) Sectional District Map No. 167. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 749, adopted 1971.)
- (168) Sectional District Map No. 168. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 750, adopted 1971.)
- (169) Sectional District Map No. 169. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 751, adopted 1971.)
- (170) Sectional District Map No. 170. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 752, adopted 1971.)
- (171) Sectional District Map No. 171. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 753, adopted 1971.)
- (172) Sectional District Map No. 172. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 754, adopted 1971.)

- (173) Sectional District Map No. 173 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 767, adopted 1971.)
- (174) Sectional District Map No. 174 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 762, adopted 1971.)
- (175) Sectional District Map No. 175 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 768, adopted 1971.)
- (176) Sectional District Map No. 176 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 770, adopted 1971.)
- (177) Sectional District Map No. 177 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 769, adopted 1971.)
- (178) Sectional District Map No. 178 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 763, adopted 1971.)
- (179) Sectional District Map No. 179 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 765, adopted 1971.)
- (180) Sectional District Map No. 180 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 771, adopted 1971.)
- (181) Sectional District Map No. 181 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 766, adopted 1971.)
- (182) Sectional District Map No. 182 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 764, adopted 1971.)
- (183) Sectional District Map No. 183 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 761, adopted 1971.)
- (184) Sectional District Map No. 184 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 775, adopted 1971.)
- (185) Sectional District Map No. 185 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 780, adopted 1971.)
- (186) Sectional District Map No. 186 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 776, adopted 1971.)
- (187) Sectional District Map No. 187 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 779, adopted 1971.)
- (188) Sectional District Map No. 188 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 781, adopted 1971.)
- (189) Sectional District Map No. 189 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 824, adopted 1971.)
- (190) Sectional District Map No. 190 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 778, adopted 1971.)

- (191) Sectional District Map No. 191 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 777, adopted 1971.)
- (192) Sectional District Map No. 192. (Ord. No. 359, Sec. 5.2, adopted 1956 as amended by ORd. No. 785 adopted 1971.)
- (193) Sectional District Map No. 193. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 791, adopted 1971.)
- (194) Sectional District Map No. 194. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 784, adopted 1971.)
- (195) Sectional District Map No. 195. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 800, adopted 1971.)
- (196) Sectional District Map No. 196 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 783, adopted 1971.)
- (197) Sectional District Map No. 197. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 782, adopted 1971.)
- (198) Sectional District Map No. 198 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 792, adopted 1971.)
- (199) Sectional District Map No. 199. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 786, adopted 1971.)
- (200) Sectional District Map No. 200 (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 787, adopted 1971.)
- (201) Sectional District Map No. 201. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 788, adopted 1971.)
- (202) Sectional District Map No. 202. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 789, adopted 1971.)
- (203) Sectional District Map No. 203. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 790, adopted 1971.)
- (204) Sectional District Map No. 204. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 793, adopted 1971.)
- (205) Sectional District Map No. 205. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 795, adopted 1971.)
- (206) Sectional District Map No. 206. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 794, adopted 1971.)
- (207) Sectional District Map No. 207. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 810, adopted 1971.)
- (208) Sectional District Map No. 208. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 809, adopted 1971.)

- (209) Sectional District Map No. 209. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 808, adopted 1971.)
- (210) Sectional District Map No. 210. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 311, adopted 1971.)
- (211) Sectional District Map No. 211. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 807, adopted 1971.)
- (212) Sectional District Map No. 212. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 815, adopted 1971.)
- (213) Sectional District Map No. 213. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. 814, adopted 1971.)
- (214) Sectional District Map No. 214. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. 817, adopted 1971.)
- (215) Sectional District Map No. 215. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. 818, adopted 1971.)
- (216) Sectional District Map No. 216. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. 813, adopted 1971.)
- (217) Sectional District Map No. 217. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. 816, adopted 1971.)
- (218) Sectional District Map No. 218. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. 812, adopted 1971.)
- (219) Sectional District Map No. 219. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. 821, adopted 1971.)
- (220) Sectional District Map No. 220. (Ord. No. 359, Sec. 5.2, adopted 1956, as amended by Ord. No. 822, adopted 1971.)
- (221) Sectional District Map No. 221. (Ord. No. 826, adopted 1971.)
- (222) Sectional District Map No. 222. (Ord. No. 827, adopted 1971.)
- (223) Sectional District Map No. 223. (Ord. No. 829, adopted 1971.)
- (224) Sectional District Map No. 224. (Ord. No. 848, adopted 1971.)
- (225) Sectional District Map No. 225. (Ord. No. 849, adopted 1971.)
- (226) Sectional District Map No. 226. (Ord. No. 828, adopted 1971.)
- (227) Sectional District Map No. 227. (Ord. No. 836, adopted 1971.)
- (228) Sectional District Map No. 228. (Ord. No. 838, adopted 1971.)
- (229) Sectional District Map No. 229. (Ord. No. 837, adopted 1971.)
- (230) Sectional District Map No. 230. (Ord. No. 835, adopted 1971.)

- (231) Sectional District Map No. 231. (Ord No. 843, adopted 1971.)
- (232) Sectional District Map No. 232. (Ord. No. 840, adopted 1971.)
- (233) Sectional District Map No. 233. (Ord. No. 862, adopted 1971.)
- (234) Sectional District Map No. 234. (Ord. No. 839, adopted 1971.)
- (235) Sectional District Map No. 235, (Ord. No. 841, adopted 1971.)
- (236) Sectional District Map No. 236. (Ord. No. 832, adopted 1971.)
- (237) Sectional District Map No. 237. (Ord. No. 842, adopted 1971.)
- (238) Sectional District Map No. 238. (Ord. No. 833, adopted 1971.)
- (239) Sectional District Map No. 239. (Ord. No. 834, adopted 1971.)
- (240) Sectional District Map No. 240. (Ord. No. 846, adopted 1971.)
- (241) Sectional District Map No. 241. (Ord. No. 850, adopted 1971.)
- (242) Sectional District Map No. 242. (Ord. No. 851, adopted 1971.)
- (243) Sectional District Map No. 243. (Ord. No. 852, adopted 1971.)
- (244) Sectional District Map No. 244. (Ord. No. 847, adopted 1971.)
- (245) Sectional District Map No. 245. (Ord. No. 863, adopted 1971.)
- (246) Sectional District Map No. 246. (Ord. No. 861, adopted 1971.)
- (247) Sectional District Map No. 247. (Ord. No. 858, adopted 1971.)
- (248) Sectional District Map No. 248. (Ord. No. 859, adopted 1971.)
- (249) Sectional District Map No. 249. (Ord. No. 860, adopted 1971.)
- (250) Sectional District Map No. 250. (Ord. No. 857, adopted 1971.)
- (251) Sectional District Map No. 251. (Ord. No. 855, adopted 1971.)
- (252) Sectional District Map No. 252. (Ord. No. 856, adopted 1971.)
- (253) Sectional District Map No. 253. (Ord. No. 874, adopted 1972.)
- (255) Sectional District Map No. 255. (Ord. No. 883, adopted 1972.)
- (256) Sectional District Map No. 256. (Ord. No. 884, adopted 1972.)
- (257) Sectional District Map No. 257. (Ord. No. 868, adopted 1972.)
- (258) Sectional District Map No. 258. (Ord. No. 869, adopted 1972.)
- (259) Sectional District Map No. 259. (Ord. No. 871, adopted 1972.)
- (260) Sectional District Map No. 260. (Ord. No. 872, adopted 1972.)

- (254) Sectional District Map No. 254. (Ord. No. 910, adopted 1972.)
- (261) Sectional District Map No. 261. (Ord. No. 873, adopted 1972.)
- (262) Sectional District Map No. 262. (Ord. No. 875, adopted 1972.)
- (263) Sectional District Map No. 263. (Ord. No. 876, adopted 1972.)
- (264) Sectional District Map No. 264. (Ord. No. 870, adopted 1972.)
- (265) Sectional District Map No. 265. (Ord. No. 877, adopted 1972.)
- (266) Sectional District Map No. 266. (Ord. No. 878, adopted 1972.)
- (267) Sectional District Map No. 267. (Ord. No. 879, adopted 1972.)
- (268) Sectional District Map No. 268. (Ord. No. 885, adopted 1972.)
- (269) Sectional District Map No. 269. (Ord. No. 880, adopted 1972.)
- (270) Sectional District Map No. 270. (Ord. No. 881, adopted 1972.)
- (271) Sectional District Map No. 271. (Ord. No. 882, adopted 1972.)
- (272) Sectional District Map No. 272. (Ord. No. 867, adopted 1972.)
- (273) Sectional District Map No. 273. (Ord. No. 918, adopted 1972.)
- (274) Sectional District Map No. 274. (Ord. No. 916, adopted 1972.)
- (275) Sectional District Map No. 275. (Ord. No. 911, adopted 1972.)
- (276) Sectional District Map No. 276. (Ord. No. 890, adopted 1972.)
- (277) Sectional District Map No. 277. (Ord. No. 912, adopted 1972.)
- (278) Sectional District Map No. 278. (Ord. No. 907, adopted 1972.)
- (279) Sectional District Map No. 279. (Ord. No. 891, adopted 1972.)
- (280) Sectional District Map No. 280. (Ord. No. 892, adopted 1972.)
- (281) Sectional District Map No. 281. (Ord. No. 906, adopted 1972.)
- (283) Sectional District Map No. 283. (Ord. No. 895, adopted 1972.)
- (284) Sectional District Map No. 284. (Ord. No. 894, adopted 1972.)
- (285) Sectional District Map No. 285. (Ord. No. 893, adopted 1972.)
- (286) Sectional District Map No. 286. (Ord. No. 898, adopted 1972.)
- (287) Sectional District Map No. 287. (Ord. No. 897, adopted 1972.)
- (288) Sectional District Map No. 288. (Ord. No. 896, adopted 1972.)
- (289) Sectional District Map No. 289. (Ord. No. 903, adopted 1972.)
- (290) Sectional District Map No. 290. (Ord. No. 904, adopted 1972.)
- (291) Sectional District Map No. 291. (Ord. No. 908, adopted 1972.)
- (292) Sectional District Map No. 292. (Ord. No. 899, adopted 1972.)
- (293) Sectional District Map No. 293. (Ord. No. 913, adopted 1972.)
- (294) Sectional District Map No. 294. (Ord. No. 914, adopted 1972.)
- (295) Sectional District Map No. 295. (Ord. No. 905, adopted 1972.)
- (296) Sectional District Map No. 296. (Ord. No. 900, adopted 1972.)
- (297) Sectional District Map No. 297. (Ord. No. 901, adopted 1972.)
- (298) Sectional District Map No. 298. (Ord. No. 902, adopted 1972.)
- (299) Sectional District Map No. 299. (Ord. No. 915, adopted 1972.)

- (316) Sectional District Map No. 316. (Ord. No. 944, adopted 1972.)
- (317) Sectional District Map No. 317. (Ord. No. 942, adopted 1972.)
- (318) Sectional District Map No. 318. (Ord. No. 941, adopted 1972.)
- (319) Sectional District Map No. 319. (Ord. No. 945, adopted 1972.)
- (320) Sectional District Map No. 320. (Ord. No. 943, adopted 1972.)
- (321) Sectional District Map No. 321. (Ord. No. 965, adopted 1972.)
- (322) Sectional District Map No. 322. (Ord. No. 953, adopted 1972.)
- (323) Sectional District Map No. 323. (Ord. No. 948, adopted 1972.)
- (324) Sectional District Map No. 324. (Ord. No. 949, adopted 1972.)
- (325) Sectional District Map No. 325. (Ord. No. 955, adopted 1972.)
- (326) Sectional District Map No. 326. (Ord. No. 954, adopted 1972.)
- (327) Sectional District Map No. 327. (Ord. No. 956, adopted 1972.)
- (328) Sectional District Map No. 328. (Ord. No. 958, adopted 1972.)
- (329) Sectional District Map No. 329. (Ord. No. 957, adopted 1972.)
- (330) Sectional District Map No. 330. (Ord. No. 959, adopted 1972.)
- (331) Sectional District Map No. 331. (Ord. No. 966, adopted 1972.)
- (332) Sectional District Map No. 332. (Ord. No. 970, adopted 1972.)
- (333) Sectional District Map No. 333. (Ord. No. 971, adopted 1972.)
- (334) Sectional District Map No. 334. (Ord. No. 1000, adopted 1972.)
- (335) Sectional District Map No. 335. (Ord. No. 982, adopted 1972.)
- (336) Sectional District Map No. 336. (Ord. No. 977, adopted 1972.)
- (337) Sectional District Map No. 337. (Ord. No. 972, adopted 1972.)
- (338) Sectional District Map No. 338. (Ord. No. 975, adopted 1972.)
- (339) Sectional District Map No. 339. (Ord. No. 973, adopted 1972.)
- (340) Sectional District Map No. 340. (Ord. No. 974, adopted 1972.)
- (341) Sectional District Map No. 341. (Ord. No. 976, adopted 1972.)
- (342) Sectional District Map No. 342. (Ord. No. 981, adopted 1972.)
- (343) Sectional District Map No. 343. (Ord. No. 979, adopted 1972.)
- (344) Sectional District Map No. 344. (Ord. No. 978, adopted 1972.)
- (345) Sectional District Map No. 345. (Ord. No. 983, adopted 1972.)
- (346) Sectional District Map No. 346. (Ord. No. 984, adopted 1972.)
- (347) Sectional District Map No. 347. (Ord. No. 980, adopted 1972.)
- (348) Sectional District Map No. 348. (Ord. No. 1056, adopted 1973.)
- (349) Sectional District Map No. 349. (Ord. No. 993, adopted 1972.)
- (350) Sectional District Map No. 350. (Ord. No. 991, adopted 1972.)
- (351) Sectional District Map No. 351. (Ord. No. 994, adopted 1972.)
- (352) Sectional District Map No. 352. (Ord. No. 986, adopted 1972.)
- (353) Sectional District Map No. 353. (Ord. No. 987, adopted 1972.)
- (354) Sectional District Map No. 354. (Ord. No. 1002, adopted 1972.)
- (355) Sectional District Map No. 355. (Ord. No. 1001, adopted 1972.)
- (356) Sectional District Map No. 356. (Ord. No. 1003, adopted 1972.)
- (357) Sectional District Map No. 357. (Ord. No. 1032, adopted 1972.)
- (358) Sectional District Map No. 358. (Ord. No. 1007, adopted 1972.)
- (359) Sectional District Map No. 359. (Ord. No. 1033, adopted 1972.)
- (360) Sectional District Map No. 360. (Ord. No. 1006, adopted 1972.)
- (361) Sectional District Map No. 361. (Ord. No. 1030, adopted 1972.)
- (362) Sectional District Map No. 362. (Ord. No. 992, adopted 1972.)
- (363) Sectional District Map No. 363. (Ord. No. 990, adopted 1972.)

- (364) Sectional District Map No. 364 (Ord. No. 1024, adopted 1972.)
- (365) Sectional District Map No. 365. (Ord. No. 995, adopted 1972.)
- (366) Sectional District Map No. 366 (Ord. No. 1004, adopted 1972.)
- (367) Sectional District Map No. 367. (Ord. No. 1005, adopted 1972.)
- (368) Sectional District Map No. 368. (Ord. No. 1008, adopted 1972.)
- (369) Sectional District Map No. 369. (Ord. No. 1009, adopted 1972.)
- (370) Sectional District Map No. 370. (Ord. No. 1010, adopted 1972.)
- (371) Sectional District Map No. 371 (Ord. No. 1034, adopted 1972.)
- (372) Sectional District Map No. 372 (Ord. No. 1025, adopted 1972.)
- (373) Sectional District Map No. 373. (Ord. No. 1035, adopted 1972.)
- (374) Sectional District Map No. 374. (Ord. No. 1017, adopted 1972
as amended by Ord. No. 1029, adopted 1972.)
- (375) Sectional District Map No. 375 (Ord. No. 1018, adopted 1972.)
- (376) Sectional District Map No. 376. (Ord. No. 1015, adopted 1972.)
- (377) Sectional District Map No. 377. (Ord. No. 1022, adopted 1972.)
- (378) Sectional District Map No. 378. (Ord. No. 1023, adopted 1972.)
- (379) Sectional District Map No. 379. (Ord. No. 1016, adopted 1972.)
- (380) Sectional District Map No. 380. (Ord. No. 1019, adopted 1972.)
- (381) Sectional District Map No. 381. (Ord. No. 1021, adopted 1972.)
- (382) Sectional District Map No. 382. (Ord. No. 1020, adopted 1972.)
- (383) Sectional District Map No. 383. (Ord. No. 1036, adopted 1972.)
- (385) Sectional District Map No. 385. (Ord. No. 1031, adopted 1972.)
- (386) Sectional District Map No. 386. (Ord. No. 1040, adopted 1973.)
- (387) Sectional District Map No. 387. (Ord. No. 1043, adopted 1973.)
- (388) Sectional District Map No. 388. (Ord. No. 1042, adopted 1973.)
- (389) Sectional District Map No. 389 (Ord. No. 1039, adopted 1973.)
- (390) Sectional District Map No. 390 (Ord. No. 1041, adopted 1973.)
- (391) Sectional District Map No. 391. (Ord. No. 1051, adopted 1973.)
- (392) Sectional District Map No. 392 (Ord. No. 1053, adopted 1973.)
- (393) Sectional District Map No. 393 (Ord. No. 1046, adopted 1973.)
- (394) Sectional District Map No. 394. (Ord. No. 1054, adopted 1973.)
- (395) Sectional District Map No. 395. (Ord. No. 1075, adopted 1973.)
- (396) Sectional District Map No. 396 (Ord. No. 1052, adopted 1973.)
- (397) Sectional District Map No. 397. (Ord. No. 1045, adopted 1973.)
- (398) Sectional District Map No. 398. (Ord. No. 1047, adopted 1973.)
- (399) Sectional District Map No. 399. (Ord. No. 1050, adopted 1973.)
- (400) Sectional District Map No. 400. (Ord. No. 1049, adopted 1973.)
- (401) Sectional District Map No. 401 (Ord. No. 1048, adopted 1973.)
- (402) Sectional District Map No. 402. (Ord. No. 1077, adopted 1973.)
- (403) Sectional District Map No. 403. (Ord. No. 1076, adopted 1973.)
- (404) Sectional District Map No. 404. (Ord. No. 1064, adopted 1973.)
- (405) Sectional District Map No. 405 (Ord. No. 1063, adopted 1973.)
- (406) Sectional District Map No. 406. (Ord. No. 1062, adopted 1973.)
- (407) Sectional District Map No. 407. (Ord. No. 1058, adopted 1973.)
- (408) Sectional District Map No. 408. (Ord. No. 1060, adopted 1973.)
- (409) Sectional District Map No. 409. (Ord. No. 1061, adopted 1973.)
- (410) Sectional District Map No. 410. (Ord. No. 1065, adopted 1973.)
- (411) Sectional District Map No. 411. (Ord. No. 1066, adopted 1973.)
- (412) Sectional District Map No. 412. (Ord. No. 1067, adopted 1973.)
- (413) Sectional District Map No. 413. (Ord. No. 1059, adopted 1973.)
- (414) Sectional District Map No. 414 (Ord. No. 1068, adopted 1973.)
- (415) Sectional District Map No. 415 (Ord. No. 1069, adopted 1973.)

- (416) Sectional District Map No. 416. (Ord. No. 1073, adopted 1973.)
- (417) Sectional District Map No. 417. (Ord. No. 1070, adopted 1973.)
- (418) Sectional District Map No. 418. (Ord. No. 1071, adopted 1973.)
- (419) Sectional District Map No. 419. (Ord. No. 1072, adopted 1973.)
- (420) Sectional District Map No. 420. (Ord. No. 1074, adopted 1973.)
- (421) Sectional District Map No. 421. (Ord. No. 1087, adopted 1973.)
- (422) Sectional District Map No. 422. (Ord. No. 1080, adopted 1973.)
- (423) Sectional District Map No. 423. (Ord. No. 1083, adopted 1973.)
- (424) Sectional District Map No. 424. (Ord. No. 1084, adopted 1973.)
- (425) Sectional District Map No. 425. (Ord. No. 1082, adopted 1973.)
- (426) Sectional District Map No. 426. (Ord. No. 1086, adopted 1973.)
- (427) Sectional District Map No. 427. (Ord. No. 1079, adopted 1973.)
- (428) Sectional District Map No. 428. (Ord. No. 1081, adopted 1973.)
- (429) Sectional District Map No. 429. (Ord. No. 1085, adopted 1973.)
- (430) Sectional District Map No. 430. (Ord. No. 1091, adopted 1973.)
- (431) Sectional District Map No. 431. (Ord. No. 1090, adopted 1973.)
- (432) Sectional District Map No. 432. (Ord. No. 1089, adopted 1973.)
- (434) Sectional District Map No. 434. (Ord. No. 1092, adopted 1973.)
- (435) Sectional District Map No. 435. (Ord. No. 1093, adopted 1973.)
- (437) Sectional District Map No. 437. (Ord. No. 1087, adopted 1973.)
- (438) Sectional District Map No. 438. (Ord. No. 1088, adopted 1973.)

(1) Where uncertainty exists as to the boundaries of any of the aforesaid district as aforesaid or as shown on said sectional district maps the following rules shall apply.

(1) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries. (Ord. No. 359, Sec. 5.2, adopted 1956.)

(2) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries. (Ord. No. 359, Sec. 5.3, adopted 1956.)

(3) In a subdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by the scale appearing on such sectional district maps. The location of a district boundary may be adjusted within a single lot by application of the variance procedure, (Article XXXVII). (Ord. No. 359, Sec. 5.3, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(4) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries. (Ord. No. 359, Sec. 5.3, adopted 1956).

Sec. 20-11**Declaration: "U-F", Upland Forestry Districts.**

(a) This district classification is intended to be applied in the mountainous and hilly upland areas of the County in which forestry and timber production is the desirable predominant use, in which agriculture and recreation are secondary uses, and in which protection of the watershed lands from fire, pollution, erosion and other detrimental effects is essential to the general welfare. (Ord. No. 359, Sec. 7.01, adopted 1956.)

(b) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all "U F" Districts. (Ord. No. 359, Sec. 7.01, adopted 1956.)

Sec. 20-12.**Regulations for "U-F" Districts.****(a) USES PERMITTED.**

(1) Logging and sawmill operations and accessory buildings and uses, when constructed and operated in compliance with existing laws and regulations. (Ord. No. 359, Sec. 7.02, adopted 1956.)

(2) One (1) family dwellings, private farm buildings and farm labor housing accessory buildings and uses and home occupations. (Ord. No. 359, Sec. 7.02, adopted 1956.)

(3) Crop and tree farming, grazing, animal husbandry, dairies, nurseries and green houses for the propagation of plants. (Ord. No. 359, Sec. 7.02, adopted 1956.)

(4) Publicly owned parks and playgrounds and public schools and buildings when located in conformance with the Master Plan. (Ord. No. 359, Sec. 7.02, adopted 1956.)

(5) Temporary stands for retail sales of products produced on the premises. (Ord. No. 359, Sec. 7.02, adopted 1956.)

(6) Locations of underground utility installations, and of aboveground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition (Ord. No. 359, Sec. 7.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Publicly owned parks and playgrounds and public schools and buildings except as noted in Section 20 12 (a) (4). (Ord. No. 359, Sec. 7.03, adopted 1956.)

(2) Private institutions, hospitals, churches, schools, nursery

schools and day care centers. (Ord. No. 359, Sec. 7.03, adopted 1956.)

(3) Golf courses and country clubs, privately operated parks and riding clubs, gun clubs, resorts and recreation facilities. (Ord. No. 359, Sec. 7.03, adopted 1956.)

(4) Commercial cattle and hog feed lots, fruit and vegetable packing and processing plants, wineries, veterinary hospitals and kennels, airports, commercial excavation of natural materials, cemeteries, commercial or public garbage or waste material dumps. (Ord. No. 359, Sec. 7.03, adopted 1956.)

(c) MINIMUM LOT AREA. Forty thousand (40,000) square feet. (Ord. No. 359, Sec. 7.04, adopted 1956.)

(d) MINIMUM LOT WIDTH. One hundred feet (100'). (Ord. No. 359, Sec. 7.05, adopted 1956.)

(e) MAXIMUM MAIN BUILDING COVERAGE. Twenty-five percent (25%) of lot. (Ord. No. 359, Sec. 7.06, adopted 1956.)

(f) MINIMUM FRONT YARDS. Twenty feet (20'). (Ord. No. 359, Sec. 7.07, adopted 1956.)

(g) MINIMUM SIDE YARDS. Ten feet (10'). (Ord. No. 359, Sec. 7.08, adopted 1956.)

(h) MINIMUM REAR YARDS. Twenty feet (20'). (Ord. No. 359, Sec. 7.09, adopted 1956.)

(i) MINIMUM VEHICLE PARKING. One (1) space for each dwelling unit and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 7.10, adopted 1956.)

(j) MAXIMUM BUILDING HEIGHT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35'). (Ord. No. 359, Sec. 7.11, adopted 1956.)

ARTICLE V. "U-R," UPLAND RECREATION DISTRICTS.

Sec. 20-13. Declaration; "U-R," Upland Recreation Districts.

(a) This district classification is intended to be applied in the mountainous and hilly upland areas of the County in which recreation may become the desirable predominant use, in which light agriculture and forestry will be the secondary uses, and in which protection of the watershed lands and sources of water supply from fire, pollution, erosion and other detri-

mental effects is essential to the general welfare. (Ord. No. 359, Sec. 9.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all "U-R" Districts. (Ord. No. 359, Sec. 8.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-14. Regulations for "U-R," Upland Recreation Districts.

(a) USES PERMITTED.

(1) One (1) family dwellings, private farm buildings and farm labor housing, accessory buildings and uses and home occupations. (Ord. No. 359, Sec. 8.02, adopted 1956.)

(2) Crop and tree farming, grazing, animal husbandry, dairies, nurseries and greenhouses for the propagation of plants. (Ord. No. 359, Sec. 8.02, adopted 1956.)

(3) Publicly owned parks and playgrounds and public schools and buildings when located in conformance with the Master Plan. (Ord. No. 359, Sec. 8.02, adopted 1956.)

(4) Temporary stands for retail sales of products produced on the premises. (Ord. No. 359, Sec. 8.02, adopted 1956.)

(5) Golf courses and country clubs, privately operated parks, riding clubs, gun clubs, resorts and recreation facilities. (Ord. No. 359, Sec. 8.02, adopted 1956.)

(6) Boating, swimming, riding, fishing and hunting structures and facilities. (Ord. No. 359, Sec. 8.02, adopted 1956.)

(7) Locations of underground utility installations, and of aboveground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 8.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Motels, trailer courts. (Ord. No. 359, Sec. 8.03, adopted 1956.)

(2) Restaurants, food, drug and sporting goods stores, gasoline service stations and other similar retail and service establish-

ments necessary to serve the public in recreation areas. (Ord. No. 359, Sec. 8.03, adopted 1956.)

(3) Sawmills. (Ord. No. 359, Sec. 8.03, adopted 1956.)

(4) Publicly owned parks and playgrounds and public schools and buildings, except as noted in Section 20-14 (a) (3). (Ord. No. 359, Sec. 8.03, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(5) Private institutions, hospitals, churches, schools, nursery schools and day care centers. (Ord. No. 359, Sec. 8.03, adopted 1956.)

(6) Commercial cattle and hog feed lots, fruit and vegetable packing and processing plants, wineries, veterinary hospitals and kennels, airports, commercial excavation of natural materials, cemeteries, commercial or public garbage or waste material dumps. (Ord. No. 359, Sec. 8.03, adopted 1956.)

(c) MINIMUM LOT AREA. Forty thousand (40,000) square feet. (Ord. No. 359, Sec. 8.04, adopted 1956.)

(d) MINIMUM LOT WIDTH. One hundred feet (100'). (Ord. No. 359, Sec. 8.05, adopted 1956.)

(e) MAXIMUM MAIN BUILDING COVERAGE. Twenty-five percent (25%). (Ord. No. 359, Sec. 8.06, adopted 1956.)

(f) MINIMUM FRONT YARDS. Twenty feet (20'), or as specified in Use Permit. (Ord. No. 359, Sec. 8.07, adopted 1956.)

(g) MINIMUM SIDE YARDS. Ten feet (10'), or as specified in Use Permit. (Ord. No. 359, Sec. 8.08, adopted 1956.)

(h) MINIMUM REAR YARDS. Twenty feet (20'), or as specified in Use Permit. (Ord. No. 359, Sec. 8.09, adopted 1956.)

(i) MINIMUM VEHICLE PARKING. One (1) space for each dwelling unit, or as specified in Use Permit. (Ord. No. 359, Sec. 8.10, adopted 1956.)

(j) MAXIMUM BUILDING HEIGHT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35'). (Ord. No. 359, Sec. 8.11, adopted 1956.)

ARTICLE VI. "U-A," UPLAND AGRICULTURAL DISTRICTS.

Sec. 20-15. Declaration; "U-A," Upland Agricultural Districts

(a) This district classification is intended to be applied in the moun-

tainous and hilly upland areas of the County in which light agriculture and grazing are desirable predominant uses, in which nonintensive recreation and forestry are the secondary uses, and in which protection of the watershed lands from fire, pollution, erosion and other detrimental effects is essential to the general welfare. (Ord. No. 359, Sec. 9.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all "U-A" Districts. (Ord. No. 359, Sec. 9.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-16. Regulations for "U-A," Upland Agricultural Districts.

(a) USES PERMITTED.

(1) One (1) family dwellings, private farm buildings and farm labor housing, accessory buildings and uses and home occupations. (Ord. No. 359, Sec. 9.02, adopted 1956.)

(2) Crop and tree farming, grazing, animal husbandry, dairies, nurseries and greenhouses for the propagation of plants. (Ord. No. 359, Sec. 9.02, adopted 1956.)

(3) Publicly owned parks and playgrounds and public schools and buildings when located in conformance with the Master Plan. (Ord. No. 359, Sec. 9.02, adopted 1956.)

(4) Temporary stands for retail sales of products produced on the premises. (Ord. No. 359, Sec. 9.02, adopted 1956.)

(5) Locations of underground utility installations, and of aboveground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 9.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Publicly owned parks and playgrounds and public schools and buildings, except as noted in Section 20-16 (a) (3). (Ord. No. 359, Sec. 9.03, adopted 1956.)

(2) Private institutions, hospitals, churches, schools, nursery schools and day care centers. (Ord. No. 359, Sec. 9.03, adopted 1956.)

(3) Golf courses and country clubs, privately operated parks,

riding clubs, gun clubs, resorts and recreation facilities. (Ord. No. 359, Sec. 9.03, adopted 1956.)

(4) Commercial cattle and hog feed lots, fruit and vegetable packing and processing plants, wineries, veterinary hospitals and kennels, airports, commercial excavation of natural materials, cemeteries, commercial or public garbage or waste material dumps. (Ord. No. 359, Sec. 9.03, adopted 1956.)

(5) Sawmills. (Ord. No. 359, Sec. 9.03, adopted 1956.)

(c) MINIMUM LOT AREA. Forty thousand (40,000) square feet. (Ord. No. 359, Sec. 9.04, adopted 1956.)

(d) MINIMUM LOT WIDTH. One hundred feet (100'). (Ord. No. 359, Sec. 9.05, adopted 1956.)

(e) MAXIMUM MAIN BUILDING COVERAGE. Twenty-five per cent (25%) of lot. (Ord. No. 359, Sec. 9.06, adopted 1956.)

(f) MINIMUM FRONT YARDS. Twenty feet (20'). (Ord. No. 359, Sec. 9.07, adopted 1956.)

(g) MINIMUM SIDE YARDS. Ten feet (10'). (Ord. No. 359, Sec. 9.08, adopted 1956.)

(h) MINIMUM REAR YARDS. Twenty feet (20'). (Ord. No. 359, Sec. 9.09, adopted 1956.)

(i) MINIMUM VEHICLE PARKING. One (1) space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other permitted uses. (Ord. No. 359, Sec. 9.10, adopted 1956.)

(j) MAXIMUM BUILDING HEIGHT. Two and one-half (2½) stories but not to exceed thirty-five feet (35'). (Ord. No. 359, Sec. 9.11, adopted 1956.)

ARTICLE VII. "A-2," AGRICULTURAL DISTRICTS (EXCLUSIVE).

Sec. 20-17. Declaration; "A-2," Agricultural Districts (Exclusive).

(a) This district classification is intended to be applied in the fertile valley and foothill areas of the County in which intensive agriculture is and should continue to be the predominant land use, and in which the protection of this use is essential to the general welfare. (Ord. No. 359, Sec. 10.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all "A-2" Districts. (Ord. No. 359, Sec. 10.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-18. Regulations for "A-2," Agricultural Districts (Exclusive).

(a) USES PERMITTED.

(1) Semi-heavy agriculture, and all accessory uses including housing for employees and farm labor, but in no case shall new residential subdivisions be permitted. (Ord. No. 359, Sec. 10.02, adopted 1956.)

(2) Locations of underground utility installations and of above-ground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 10.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Heavy agriculture. (Ord. No. 359, Sec. 10.03, adopted 1956.)

(2) Churches, schools, public and quasi-public buildings and uses. (Ord. No. 359, Sec. 10.03, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(3) Residential uses in connection with a church, school or public utility. (Ord. No. 359, Sec. 10.03, adopted 1956.)

(4) Country clubs and golf courses. (Ord. No. 359, Sec. 10.03, adopted 1956.)

(5) Signs appurtenant to any permitted use, as specified in Use Permit. (Ord. No. 359, Sec. 10.03, adopted 1956.)

(c) MINIMUM LOT AREA. Eighty thousand (80,000) square feet. (Ord. No. 359, Sec. 10.04, adopted 1956.)

(d) MAXIMUM MAIN BUILDING COVERAGE. Five percent (5%) of lot. (Ord. No. 359, Sec. 10.06, adopted 1956.)

(e) MINIMUM FRONT YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 10.07, adopted 1956.)

(f) **MINIMUM SIDE YARD.** Ten feet (10'). (Ord. No. 359, Sec. 10.08, adopted 1956.)

(g) **MINIMUM REAR YARD.** Twenty-five feet (25'). (Ord. No. 359, Sec. 10.09, adopted 1956.)

(h) **MINIMUM VEHICLE PARKING.** One (1) space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 10.10, adopted 1956.)

(i) **MAXIMUM BUILDING HEIGHT.** Two and one-half (2½) stories, but not to exceed thirty-five feet (35') for residential buildings. (Ord. No. 359, Sec. 10.11, adopted 1956.)

ARTICLE VIII. "A-C," AGRICULTURAL CONSERVATION DISTRICTS.

Sec. 20-19. Declaration; "A-C," Agricultural Conservation Districts.

(a) This district is intended to be an exclusive district for agriculture and for those uses which are necessary and an integral part of the agricultural operation. This district has been created to protect and preserve the limited amount of agricultural soils from encroachments of nonrelated agricultural uses which by their nature would be injurious to the physical and economical well-being of the Agricultural District.

(b) The following specific regulations and general regulations set forth in Article XXXV shall apply in all "A-C" Districts. (Ord. No. 359, Sec. 44.01, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

Sec. 20-20. Regulations for "A-C," Agricultural Conservation Districts.

(a) USES PERMITTED.

(1) The maintaining, breeding and raising of poultry and livestock of all kinds, including agricultural specialties, such as fur-bearing animals. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(2) Grazing of livestock on irrigated pasture. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(3) Dairies and the production of dairy products from milk produced on the premises. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

- (4) Boarding horses and other farm animals. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (5) The raising of tree, vine, field, forage, fiber and other plant life crops of all kinds, including plant nursery stock. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (6) The harvesting, curing, processing, packaging, packing, shipping and selling of agricultural products produced upon the premises or where such activity is carried on in conjunction with or as a part of an agricultural use. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (7) Sale of food products produced off the premises, provided that the sale of such products is incidental and secondary to the sale of agricultural products produced upon the premises. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968, as amended by Ord. No. 759, adopted 1971.)
- (8) The following uses when carried on as a clearly secondary occupation in conjunction with a bonafide agricultural operation, when no more than ten percent (10%) of the total land is used and where no more than three (3) persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises: The manufacturing of agricultural machinery, implements and equipment of all kinds; the manufacturer storage or sale of farm supplies of all kinds, including, but not limited to, fertilizers, agricultural minerals and insecticides; the transportation of agricultural minerals and insecticides; the transportation of agricultural products, supplies or equipment, together with the maintenance, storage, repair and servicing of the necessary trucks and equipment therefore. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968)
- (9) Apiaries and honey extraction plants. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (10) One (1) family dwellings, trailers and accessory buildings, and farm buildings of all kinds, including labor camps when located upon farms and occupied or used by the owner, farm tenant or other persons employed thereon or the nonpaying guests thereof. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (11) Holding of nonproducing land for future agricultural use, maintenance of land in its natural state for the purpose of preserving open space for recreation or the creation of plant or animal preserves. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)
- (12) Home occupations, including any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof, (as defined by the Zoning

Chapter). (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(13) Public utility and public services, structures, uses and buildings. (Ord. No. 359, Sec. 44.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(14) Production of agricultural commodities for commercial purposes. (Ord. No. 759, adopted 1971.)

(15) Recreational use, meaning the use of land by the public, with or without charge, for any of the following recreational uses: Walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games for which no structures or buildings not permitted by Use Permit are provided. (Ord. No. 759, adopted 1971.)

(16) Rental of structures existing upon the date of adoption of this amendment. (Ord. No. 759, adopted 1971.)

(b) **USES REQUIRING USE PERMITS.** The following compatible uses and those which in the opinion of the Planning Commission may be substantially similar in nature thereto shall be permitted but only upon the securing of a use permit pursuant to this chapter. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968, as amended by Ord. No. 759, adopted 1971.)

(1) Oil, gas and geothermal drilling, including the installation and use of such equipment, structures and facilities as are necessary or convenient for oil drilling and producing operations customarily required or incidental to usual oil field practice, including, but not limited to, the initial separation of oil, gas and water and for storage, handling, recycling and transportation of such oil, gas and water to and from the premises. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(2) Development of natural resources including borrow pits and quarries with necessary buildings, apparatus or appurtenances thereto, except where used as a part of the bonafide agricultural operation. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(3) Rifle and pistol practice range, skeet field, archery range or other similar place or use. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(4) Commercial radio, television or microwave antennas and transmitters. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(5) Airport or aircraft landing facilities. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(6) Veterinary services. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(7) Golf courses. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(8) Production of fish life or fish products for commercial purposes, (hatcheries, ponds, etc.) (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(9) The harvesting, curing, processing, packaging, packing, shipping and selling of agricultural products. (Ord. No. 359, Sec. 44.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(10) Buildings, structures, and other facilities constructed and utilized only as incident to a recreational use or to an otherwise permitted agricultural use. (Ord. No. 759, adopted 1971.)

(c) MINIMUM LOT AREA. Ten (10) acres. (Ord. No. 359, Sec. 44.04, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(d) MAXIMUM MAIN BUILDING COVERAGE. Five percent (5%). (Ord. No. 359, Sec. 44.05, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(e) MINIMUM FRONT YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 44.06, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(f) MINIMUM SIDE YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 44.07, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(g) MINIMUM REAR YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 44.08, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(h) MINIMUM VEHICLE PARKING. One (1) space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 44.09, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(i) MAXIMUM BUILDING HEIGHT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35') for residential buildings. (Ord. No. 359, Sec. 44.10 adopted 1956, as amended by Ord. No. 536, adopted 1968.)

ARTICLE IX. "F-C", AGRICULTURAL - FOREST CONSERVATION DISTRICTS.

Sec. 20-21. Declaration; F-C ~ Agricultural - Forest Conservation Districts.

(a) This district is established to encourage and permit management, production and harvest of natural resources; to provide for the protection of such natural resources as watershed lands from fire, pollution, erosion, and other detrimental effects, and to provide for the processing of raw

materials resulting from such activity. (Ord. No. 359, Sec. 45.01, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(b) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all "F-C" Districts. (Ord. No. 359, Sec. 45.01, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

Sec. 20-22. Regulations for "F-C," Agricultural-Forest Conservation Districts.

(a) **USES PERMITTED.** The following agricultural uses and those uses which in the opinion of the Board of Supervisors may be substantially similar in nature thereto shall be permitted:

(1) Management of lands and forests for the production and harvest of trees and other natural resources, including tree farming. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(2) Management of land and forests in the manner designed to provide protection from fire, caused either by man or nature, insects, diseases or other catastrophe. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(3) Logging and operations of a temporary nature and accessory buildings and uses. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(4) Grazing. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(5) The raising of tree, vine, field, forage, fiber, and other plant life crops of all kinds, including plant nursery stock. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(6) The harvesting, curing, packaging, packing, shipping and selling of agricultural-forest products produced upon the premises or where such activity is carried on in conjunction with or as a part of an agricultural-forest use. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(7) Sale of food products produced off the premises, provided that the sale of such products is incidental and secondary to the sale of agricultural products produced upon the premises. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(8) Holding of nonproducing land for future agricultural-forest use, maintenance of land in its natural state for the purpose of reserving open space for recreation or the creation of plant or animal preserves. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(9) Public utility and public services, public utility structures, uses and buildings. (Ord. No. 359, Sec. 45.02, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(10) Production of agricultural commodities for commercial purposes. (Ord. No. 759, adopted 1971.)

(11) One (1) family dwellings, trailers, and accessory buildings and farm buildings of all kinds, including labor camps when located upon farms and occupied or used by the owner, farm tenant or other persons employed thereon or the non-paying guests thereof. (Ord. No. 759, adopted 1971, as amended by Ord. No. 999, adopted 1972.)

(12) Home occupations, meaning any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof. (Ord. No. 759, adopted 1971.)

(13) Recreational use, meaning the use of land by the public, with or without charge, for any of the following recreational uses: Walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games for which no structures or buildings not permitted by Use Permit are provided. (Ord. No. 759, adopted 1971.)

(14) Rental of structures existing upon the date of adoption of this amendment. (Ord. No. 759, adopted 1971.)

(b) **USES REQUIRING USE PERMITS.** The following compatible uses and those which in the opinion of the Planning Commission may be substantially similar in nature, thereto shall be permitted but only upon the securing of a use permit pursuant to this chapter. (Amended by Ord. No. 759, adopted 1971.)

(1) Other uses and operations which are incidental to the primary purpose of the Agricultural Forest Conservation preserve, including, but not limited to, permanent wood processing plants, and installations. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(2) Oil, gas and geothermal well drilling, including the installation and use of such equipment, structures and facilities as are necessary or convenient for oil drilling and producing operations, customarily required or incidental to usual oil field practice, including, but not limited to, the initial separation of oil, gas and water and for the storage, handling, recycling and transportation of such oil, gas and water to and from the premises. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(3) Development of natural resources, including borrow pits and quarries, with necessary buildings, apparatus or appurtenances thereto, except where used as a part of the bonafide agricultural-forest operation. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(4) Rifle and pistol practice range, skeet field, archery range or other similar place or use. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(5) Commercial radio, television or microwave antennas and transmitters. (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(6) Airport or aircraft landing facilities. (Ord. No. 359, Sec. 45.03 adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(7) Golf courses. (Ord. No. 359, Sec. 45 03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(8) Products of fish life or fish products for commercial purposes, (hatcheries, ponds, etc.) (Ord. No. 359, Sec. 45.03, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(9) Buildings, structures, and other facilities constructed and utilized only as incident to a recreational use or to an otherwise permitted agricultural use. (Ord. No. 759, adopted 1971.)

(10) Public and private dumps and refuse disposal areas. (Ord. No. 759, adopted 1971.)

(c) MINIMUM LOT AREA. One hundred (100) acres. (Ord. No. 359, Sec. 45.04, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(d) MAXIMUM MAIN BUILDING COVERAGE. Five percent (5%). (Ord. No. 359, Sec. 45.05, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(e) MINIMUM FRONT YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 45.06, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(f) MINIMUM SIDE YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 45.07, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(g) MINIMUM REAR YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 45.08, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(h) MINIMUM VEHICLE PARKING. One (1) space for each dwelling unit and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 45.09, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

(i) MAXIMUM BUILDING HEIGHT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35') for residential buildings. (Ord. No. 359, Sec. 45.10, adopted 1956, as amended by Ord. No. 536, adopted 1968.)

ARTICLE X. "S-A," SUBURBAN AGRICULTURAL DISTRICTS.

Sec. 20-23 Declaration; "S-A," Suburban Agricultural Districts.

(a) This district classification is intended to be applied to suburban or rural areas where low density residential and agricultural uses are appropriate, and where recreational services and uses may be found to be compatible. (Ord. No. 359, Sec. 42.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) The following specific regulations and general regulations set forth in Article XXV shall apply in all "S-A," Districts. (Ord. No. 359, Sec. 42.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

Sec. 20-24. Regulations for "S-A," Suburban Agricultural Districts.**(a) USES PERMITTED.**

(1) One (1) family dwellings, minimum site, fifteen thousand (15,000) square feet. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(2) Light agriculture. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(3) Public parks, schools and public buildings and services. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(4) Locations of underground utility installations and of above-ground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 42.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) USES REQUIRING USE PERMITS.

(1) Semi-heavy agriculture. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(2) Mobilehome parks, motels. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(3) Sanitariums, rest homes. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(4) Commercial recreation uses, including golf courses, country clubs, resorts and related uses. (Ord. No. 359, Sec. 42.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(c) MINIMUM LOT AREA. Fifteen thousand (15,000) square feet. (Ord. No. 359, Sec. 42.04, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(d) MINIMUM LOT WIDTH. Eighty feet (80'). (Ord. No. 359, Sec. 42.05, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(e) MAXIMUM MAIN BUILDING COVERAGE. Twenty-five per cent of lot. (Ord. No. 359, Sec. 42.06, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(f) MINIMUM FRONT YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 42.07, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(g) MINIMUM SIDE YARDS. Ten feet (10'). (Ord. No. 359, Sec. 42.08, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(h) MINIMUM REAR YARD. Twenty-five feet (25'). (Ord. No. 359, Sec. 42.09, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(i) MINIMUM VEHICLE PARKING. Two (2) spaces per dwelling, (Ord. No. 359, Sec. 42.10, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(j) MAXIMUM BUILDING HEIGHT. Two (2) stories, thirty feet (30'). (Ord. No. 359, Sec. 42.11, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

ARTICLE XI. "R-R," RESIDENTIAL - RESORT DISTRICTS.

Sec. 20-25. Declaration; "R-R," Residential-Resort Districts.

(a) This district classification is intended to be applied in scenic and/or recreational areas in which protection of scenic and other natural attractive features is essential and low residential densities are desirable to preserve and protect natural features, land values and the public interest. (Ord. No. 359, Sec. 41.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all "R-R" Districts. (Ord. No. 359, Sec. 41.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

Sec. 20-26. Regulations for "R-R," Residential-Resort Districts.

(a) USES PERMITTED.

(1) One (1) family dwellings, minimum site forty thousand (40,000) square feet. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(2) Two (2), three (3) and four (4) family dwellings, minimum site forty thousand (40,000) square feet. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(3) Five (5) or more family dwellings, minimum site ten thousand (10,000) square feet. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(4) Hotels and motels, minimum site five thousand (5,000) square feet per room or suite. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(5) Dining rooms, shops and services which are incidental and accessory to resort hotels or motels. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(6) Public schools, public and private park and recreation sites and facilities, including beaches, golf courses, riding and hiking trails, boating facilities and similar uses. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(7) Private stables and the keeping of riding horses, as follows: One (1) horse per two (2) acres, and one (1) additional horse per each additional acre. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(8) Outdoor signs to identify apartment, hotel or motel operations, as follows: not more than two (2) signs per site, with maximum total of twenty (20) square feet of sign area for one (1) acre sites plus two (2) square feet for each additional acre of site area to maximum sign area of forty (40) square feet, for any site. Sign illumination shall be restricted to nonfluctuating uncolored or one (1) color lighting. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(9) Crop and tree farming, grazing. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(10) Locations of underground utility installations and of aboveground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 41.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) USES REQUIRING USE PERMITS.

(1) Nurseries and greenhouses and dairies. (Ord. No. 359, Sec. 41.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.) ,

(c) MINIMUM LOT AREA. Forty thousand (40,000) square feet. (Ord. No. 359, Sec. 41.04, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(d) MINIMUM LOT WIDTH. One hundred fifty feet (150'). (Ord. No. 359, Sec. 41.05, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(e) MAXIMUM MAIN BUILDING COVERAGE. Twenty percent (20%) of lot. (Ord. No. 359, Sec. 41.06, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(f) MINIMUM FRONT YARD. Fifty feet (50') from State Highway; thirty feet (30') from other street or road. (Ord. No. 359, Sec. 41.07, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(g) MINIMUM SIDE YARDS. Twenty feet (20'). (Ord. No. 359, Sec. 41.08, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(h) MINIMUM REAR YARD. Thirty feet (30'). (Ord. No. 359, Sec. 41.09, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(i) MINIMUM VEHICLE PARKING. Two (2) covered spaces for each one (1) family dwelling. One and one-half (1½) covered spaces for each apartment unit. One and one-quarter (1¼) screened spaces for each hotel or motel guest unit, plus sufficient spaces for all employees, deliveries and nonguest transient visitors and customers. (Ord. No. 359, Sec. 41.10, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(j) MAXIMUM BUILDING HEIGHT. Two (2) stories, but not more than thirty feet (30') or three (3) stories but not more than forty feet (40') if building coverage is reduced to fifteen percent (15%) and yards are increased by ten feet (10'), or four (4) stories but no more than fifty feet (50') if building coverage is reduced to ten percent (10%) and yards are increased by twenty feet (20'). (Ord. No. 359, Sec. 41.11, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

ARTICLE XII. "RE," RESIDENTIAL ESTATE DISTRICTS.

Sec. 20-27. Declaration; "RE," Residential Estate Districts.

(a) This district classification is intended to be applied in areas of the County which are particularly suited to large lot developments for single-family homes. (Ord. No. 359, Sec. 11.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general rules set forth in Article XXXV shall apply in all RE Districts. (Ord. No. 359, Sec. 11.02)

adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-28. Regulations for "RE," Residential Estate Districts.

(a) USES PERMITTED.

(1) One (1) family dwellings, including servants' quarters, private garages, guest cottages, accessory buildings and uses, and home occupations. (Ord. No. 359, Sec. 11.02, adopted 1956.)

(2) Crop and tree farming, grazing, nurseries and greenhouses for the propagation of plants, but not including the raising of rabbits, dogs, fowl or other animals for commercial purposes, or the sale of any products at retail on the premises. (Ord. No. 359, Sec. 11.02, adopted 1956.)

(3) Private stables, provided such stables shall not be closer than twenty-five feet (25') to any street or property line. (Ord. No. 359, Sec. 11.02, adopted 1956.)

(4) Publicly owned parks and playgrounds and public schools and buildings when placed in conformance with the Master Plan. (Ord. No. 359, Sec. 11.02, adopted 1956.)

(5) Locations of underground utility installations, and of aboveground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 11.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Publicly owned parks and playgrounds and public schools and buildings, except as noted in Section 20-28 (a) (4). (Ord. No. 359, Sec. 11.03, adopted 1956.)

(2) Sanitariums, rest homes, hospitals, churches, private schools, nursery schools, day care centers. (Ord. No. 359, Sec. 11.03, adopted 1956.)

(3) Golf courses and country clubs. (Ord. No. 359, Sec. 11.03, adopted 1956.)

(4) Airports, helicopter ports, cemeteries. (Ord. No. 359, Sec. 11.03, adopted 1956.)

(c) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS.

(d) LOT AREA. Forty thousand (40,000) square feet. (Ord. No. 359, Sec. 11.05, adopted 1956.)

(e) LOT WIDTH. One hundred feet (100'). (Ord. No. 359, Sec. 11.06, adopted 1956.)

(f) MAXIMUM BUILDING COVERAGE. Ten percent (10%) of lot area. (Ord. No. 359, Sec. 11.07, adopted 1956.)

(g) FRONT YARD. Thirty feet (30'). (Ord. No. 359, Sec. 11.08, adopted 1956.)

(h) SIDE YARD. Fifteen feet (15'). (Ord. No. 359, Sec. 11.09, adopted 1956.)

(i) REAR YARD. Thirty feet (30'). (Ord. No. 359, Sec. 11.10, adopted 1956.)

(j) AUTOMOBILE PARKING. One (1) space for each residential dwelling unit, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 11.11, adopted 1956.)

(k) BUILDING HEIGHT LIMIT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35'). (Ord. No. 359, Sec. 11.12, adopted 1956.)

ARTICLE XIII. "R-1," ONE FAMILY RESIDENCE DISTRICTS.

Sec. 20-29. Declaration; "R-1," One Family Residence Districts.

(a) This district classification is intended to be applied in areas where topography, access, utilities and public services make the land suitable and desirable for single family home development, and where the regulations of this classification will supply the necessary protection for such development. (Ord. No. 359, Sec. 12.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general rules set forth in Article XXXV shall apply in all R-1 Districts. (Ord. No. 359, Sec. 12.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-30. Regulations for "R-1," One Family Residence Districts.

(a) USES PERMITTED.

(1) One (1) family dwellings, including private garages, acces-

sory buildings and uses, and home occupations. (Ord. No. 359, Sec. 12.02, adopted 1956.)

(2) Crop and tree farming; but not including commercial nurseries, or the raising of any animals other than ordinary household pets and not more than twelve (12) hens or rabbits per lot. (Ord. No. 359, Sec. 12.02, adopted 1956.)

(3) Publicly owned parks and playgrounds, and public schools and buildings when placed in conformance with the Master Plan. (Ord. No. 359, Sec. 12.02, adopted 1956.)

(4) Locations of underground utility installations, and of aboveground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 12.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Publicly owned parks and playgrounds, and public schools, and buildings except as noted in Section 20-30 (a) (3). (Ord. No. 359, Sec. 12.03, adopted 1956.)

(2) Sanitariums, rest homes, hospitals, churches, private schools, nursery schools and day care centers. (Ord. No. 359, Sec. 12.03, adopted 1956.)

(3) Golf courses, country clubs, airports and cemeteries. (Ord. No. 359, Sec. 12.03, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(4) Temporary real estate offices and temporary stands for retail sales of agricultural products produced on the premises. (Ord. No. 359, Sec. 12.03, adopted 1956.)

(c) MINIMUM LOT AREA. As specified by the County Subdivision Chapter, but in no case less than six thousand (6,000) square feet. (Ord. No. 359, Sec. 12.04, adopted 1956.)

(d) MINIMUM LOT WIDTH. Sixty feet (60'). (Ord. No. 359, Sec. 12.05, adopted 1956.)

(e) MAXIMUM MAIN BUILDING COVERAGE. Thirty-five percent (35%) of lot area. (Ord. No. 359, Sec. 12.06, adopted 1956.)

(f) MINIMUM FRONT YARD. Twenty feet (20'). (Ord. No. 359,

Sec. 12.07, adopted 1956.)

(g) **MINIMUM SIDE YARDS.** Side yards shall total not less than twenty percent (20%) of the lot width, and no side yard may be less than six feet (6'). Three feet (3') shall be added to each required side yard for each story above the first story of any building. The side yard on the street side of each corner lot shall not be less than ten feet (10'). (Ord. No. 359, Sec. 12.08, adopted 1956.)

(h) **MINIMUM REAR YARD.** Twenty feet (20'). (Ord. No. 359, Sec. 12.09, adopted 1956.)

(i) **MINIMUM AUTOMOBILE PARKING.** One (1) space for each dwelling unit in a residential building and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 12.10, adopted 1956.)

(j) **BUILDING HEIGHT LIMIT.** Two and one-half (2½) stories, but not to exceed thirty-five feet (35'). (Ord. No. 359, Sec. 12.11, adopted 1956.)

ARTICLE XIV. "R-2," TWO FAMILY RESIDENCE DISTRICTS.

Sec. 20-31. Declaration; "R-2," Two Family Residence Districts.

(a) This district classification is intended to be applied in areas close to urban centers where all utilities are available and where housing demand justifies a density of two (2) families per lot. (Ord. No. 359, Sec. 13.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general rules set forth in Article XXXV shall apply in all R-2 Districts. (Ord. No. 359, Sec. 13.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-32. Regulations for "R-2," Two Family Residence Districts.

(a) USES PERMITTED.

(1) Uses as permitted in R-1 Districts. (Ord. No. 359, Sec. 13.02, adopted 1956.)

(2) Two (2) family dwellings. (Ord. No. 359, Sec. 13.02, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Uses as permitted in R-1 Districts. [See Sec. 20-30 (b)].

(Ord. No. 359, Sec. 13.03, adopted 1956.)

(c) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS. (Ord. No. 359, Sec. 13.04, adopted 1956.)

(d) LOT AREA. Six thousand (6,000) square feet. (Ord. No. 359, Sec. 13.05, adopted 1956.)

(e) LOT WIDTH. Sixty feet (60'). (Ord. No. 359, Sec. 13.06, adopted 1956.)

(f) MAXIMUM MAIN BUILDING COVERAGE. Forty-five percent (45%) of lot area. (Ord. No. 359, Sec. 13.07, adopted 1956.)

(g) FRONT YARD. Twenty feet (20'). (Ord. No. 359, Sec. 13.08, adopted 1956.)

(h) SIDE YARDS. Side yards shall total not less than twenty percent (20%) of the lot width, and no side yard may be less than six feet (6'). Three feet (3') shall be added to each required side yard for each story above the first story of any building. The side on the street side of each corner lot shall be not less than ten feet (10'). (Ord. No. 359, Sec. 13.09, adopted 1956.)

(i) REAR YARD. Twenty feet (20'). (Ord. No. 359, Sec. 13.10, adopted 1956.)

(j) AUTOMOBILE PARKING. One (1) space for each dwelling unit in residential buildings and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 13.11, adopted 1956.)

(k) BUILDING HEIGHT LIMIT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35'). (Ord. No. 359, Sec. 13.12, adopted 1956.)

ARTICLE XV. "R-3," NEIGHBORHOOD APARTMENT DISTRICTS.

Sec. 20-33. Declaration; "R-3," Neighborhood Apartment Districts.

(a) This district classification is intended to be applied where it is reasonable to permit and protect garden type low density apartment developments. (Ord. No. 359, Sec. 14.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and general rules as set forth in Article XXXV shall apply in all R-3 Districts. (Ord. No. 359, Sec. 14.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-34. Regulations for "R-3," Neighborhood Apartment Districts.**(a) USES PERMITTED.**

(1) Uses permitted in the R-1 and R-2 Districts. (Ord. No. 359, Sec. 14.02, adopted 1956.)

(2) Parks, playgrounds, public and private schools, churches, and religious institutions, libraries, day care centers and public buildings. (Ord. No. 359, Sec. 14.02, adopted 1956.)

(3) Group dwellings, multiple family dwellings, apartments. (Ord. No. 359, Sec. 14.02, adopted 1956.)

(4) Boarding and lodging houses. (Ord. No. 359, Sec. 14.02, adopted 1956.)

(5) Private garages, or parking lots uncovered and screened by suitable walls or planting, when operated by or in conjunction with a permitted use. (Ord. No. 359, Sec. 14.02, adopted 1956.)

(b) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS. (Ord. No. 359, Sec. 14.03, adopted 1956.)

(c) LOT AREA. Six thousand (6,000) square feet for each permitted use, not less than one thousand, five hundred (1,500) square feet of lot area for each unit in multiple or apartment dwellings, and not less than two thousand (2,000) square feet for each unit in group dwellings. (Ord. No. 359, Sec. 14.04, adopted 1956.)

(d) LOT WIDTH. Sixty feet (60'). (Ord. No. 359, Sec. 14.05, adopted 1956.)

(e) MAXIMUM BUILDING COVERAGE. Fifty percent (50%) of lot area. (Ord. No. 359, Sec. 14.06, adopted 1956.)

(f) FRONT YARD. Twenty feet (20'). (Ord. No. 359, Sec. 14.07, adopted 1956.)

(g) SIDE YARDS. Side yards shall total not less than twenty percent (20%) of the lot width, and no side yard may be less than six feet (6'). Three feet (3') shall be added to each required side yard for each story above the first story of any building. The side yard on the street side of each corner lot shall be not less than ten feet (10'). (Ord. No. 359, Sec. 14.08, adopted 1956.)

(h) REAR YARD. Twenty feet (20'). (Ord. No. 359, Sec. 14.09, adopted 1956.)

(i) DISTANCES BETWEEN MAIN BUILDINGS ON SAME LOT. Twelve feet (12'). (Ord. No. 359, Sec. 14.10, adopted 1956.)

(1) Group dwelling in a single row "side-to-side" series, facing a side lot line; side yards to the rear of buildings, eight feet (8'); side yards in front of buildings, fourteen feet (14') distance between buildings, ten feet (10'). (Ord. No. 359, Sec. 14.10, adopted 1956.)

(2) Group dwellings in a double row "side-to-side" series facing a central court; side yards to the rear of buildings, eight feet (8'); width of central court, twenty-four feet (24'); distance between buildings, ten feet (10'). (Ord. No. 359, Sec. 14.10, adopted 1956.)

(3) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than twelve feet (12'). No building in a group dwelling development shall have the rear thereof abutting upon a street. (Ord. No. 359, Sec. 14.10 adopted 1956.)

(j) AUTOMOBILE PARKING. One (1) space for each dwelling unit in residential buildings, one (1) space for each two (2) guest rooms in each boarding or lodging house, and spaces for all vehicle parking, loading and unloading on the lot and clear of public streets and roads for other uses. (Ord. No. 359, Sec. 14.11, adopted 1956.)

(k) BUILDING HEIGHT LIMIT. Two and one-half (2½) stories, but not to exceed thirty-five feet (35'). (Ord. No. 359, Sec. 14.12, adopted 1956.)

ARTICLE XVI. "R-4," GENERAL APARTMENT DISTRICTS.

Sec. 20-35. Declaration; "R-4," General Apartment Districts.

(a) This district classification is intended to be applied in areas suitable for higher density residential uses, and for professional offices and institutional uses, with adequate provision for off-street parking. (Ord. No. 359, Sec. 15.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general rules set forth in Article XXXV shall apply in all R-4 Districts. (Ord. No. 359, Sec. 15.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-36. Regulations for "R-4," General Apartment Districts.

(a) USES PERMITTED.

(1) Uses permitted in R-1, R-2 and R-3 Districts. (Ord. No. 359, Sec. 15.02, adopted 1956.)

(2) Hotels, hospitals, sanitariums, rest homes, churches, private schools, nursery schools, day care centers, mortuaries, motels, trailer courts. (Ord. No. 359, Sec. 15.02, adopted 1956.)

(3) Professional offices for doctors, dentists, architects, engineers, accountants, artists, authors, attorneys, real estate and insurance offices, medical and dental clinics, and other uses which in the opinion of the Planning Commission are similar to the foregoing. (Ord. No. 359, Sec. 15.02, adopted 1956.)

(4) Clubs, lodges and fraternities, except those operated as a business or profit. (Ord. No. 359, Sec. 15.02, adopted 1956.)

(5) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use. (Ord. No. 359, Sec. 15.02, adopted 1956.)

(6) Advertising signs, pertaining directly to a nonresidential use on the property, and not to exceed one (1) sign of a maximum area of six (6) square feet for any such use. (Ord. No. 359, Sec. 15.02, adopted 1956.)

(b) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS. (Ord. No. 359, Sec. 15.03, adopted 1956.)

(c) LOT AREA. Six thousand (6,000) square feet for each permitted use. (Ord. No. 359, Sec. 15.04, adopted 1956.)

(d) LOT WIDTH. Sixty feet (60'). (Ord. No. 359, Sec. 15.05, adopted 1956.)

(e) MAXIMUM BUILDING COVERAGE. Sixty percent (60%) of lot area. (Ord. No. 359, Sec. 15.06, adopted 1956.)

(f) FRONT YARD. Fifteen feet (15'). (Ord. No. 359, Sec. 15.07, adopted 1956.)

(g) SIDE YARD. Side yards shall total not less than twenty percent (20%) of the lot width, and no side yard may be less than six feet (6'). Three feet (3') shall be added to each required side yard for each story above the first story of any building. The side yard on the street side of each corner lot shall not be less than ten feet (10'). (Ord. No. 359, Sec. 15.08, adopted 1956.)

(h) REAR YARD. Twenty feet (20'). (Ord. No. 359, Sec. 15.09, adopted 1956.)

(i) DISTANCES BETWEEN MAIN BUILDINGS ON SAME LOT. Same as specified for R-3 Districts (Sec. 20-34 (i)). (Ord. No. 359, Sec. 15.10, adopted 1956.)

(j) AUTOMOBILE PARKING.

(1) For uses permitted in R-4 Districts: same as required in R-3 Districts [Sec. 20-34 (j)]. (Ord. No. 359, Sec. 15.11, adopted 1956.)

(2) For additional nonresidential uses permitted in R-4 Districts: one (1) square foot of parking area for each square foot of floor area in main buildings. (Ord. No. 359, Sec. 15.11, adopted 1956.)

(k) LOADING AREA. One (1) loading area space for each nonresidential use. (Ord. No. 359, Sec. 15.12, adopted 1956.)

(l) BUILDING HEIGHT LIMIT. Six (6) stories or sixty-five feet (65'), provided that all buildings must be included within inclined planes sloping inward at a ratio of one foot (1') horizontally to two feet (2') vertically, such planes beginning at the minimum yard lines at an elevation of twenty-five feet (25') above the average grade of the building site. (Ord. No. 359, Sec. 15.13, adopted 1956.)

**ARTICLE XVII. "C-1," NEIGHBORHOOD
COMMERCIAL DISTRICTS.**

Sec. 20-37. Declaration; "C-1," Neighborhood Commercial Districts.

(a) This district classification is intended to be applied to provide for small neighborhood shopping centers with low structures, off-street parking and attractive appearance to insure their providing a convenience without being detrimental to adjoining residential properties. (Ord. No. 359, Sec. 16.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general rules set forth in Article XXXV shall apply in all C-1 Districts. (Ord. No. 359, Sec. 16.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-38. Regulations for "C-1," Neighborhood Commercial Districts.

(a) USES PERMITTED.

(1) All uses permitted in "R" Districts, except that dwellings as defined herein may be permitted only upon the securing of a Use Permit. (Ord. No. 359, Sec. 16.02, adopted 1956.)

(2) The following retail business uses:

a. Food stores, dairy products and bakery good stores. (Ord. No. 359, Sec. 16.02, adopted 1956.)

b. Book stores and rental libraries. (Ord. No. 359, Sec. 16.02, adopted 1956.)

c. Drug stores, including soda fountains and food service. (Ord. No. 359, Sec. 16.02, adopted 1956.)

d. Other retail business uses which, in the opinion of the Planning Commission, are similar to the foregoing and are necessary for neighborhood convenience shopping. (Ord. No. 359, Sec. 16.02, adopted 1956.)

(3) The following agencies and services:

a. Laundry and cleaning agencies, pressing shops. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

b. Barber shops and beauty parlors. (Ord. No. 359, Sec. 16.02, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

c. Repair shops for shoes, radios, televisions and domestic supplies. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

d. Professional offices, studios and clinics. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

e. Self-operated laundries. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

f. Other services and agencies which in the opinion of the Planning Commission are similar to the above and are necessary neighborhood service facilities. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(4) Public buildings, public utility substations. (Ord. No. 359, adopted 1956.)

(5) Commercial parking lots and parking garages. (Ord. No. 359, Sec. 16.02, adopted 1956.)

(6) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use. (Ord. No. 359, Sec. 16.02, adopted 1956.)

with and necessary for the operation of any permitted use.
(Ord. No. 359, Sec. 16.02, adopted 1956.)

(7) Exterior signs parallel to building walls to which attached and pertaining to the business use conducted on the premises, provided that no such sign shall project more than two feet (2') from any wall and that the aggregate area of all such signs for any such business use shall not exceed fifty (50) square feet, and that no such sign shall project above the roof ridge line.
(Ord. No. 359, Sec. 16.02, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Gasoline service stations (exclusive of auto repairs), provided that all operations, except that service with gasoline, oil, air and water be conducted within an enclosed building. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(c) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS.
(Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(d) LOT AREA, LOT WIDTH, BUILDING COVERAGE. None
(Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(e) FRONT YARD. Fifteen feet (15'). (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(f) SIDE YARDS. None except as required by Building Code or other regulations. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(g) REAR YARDS. Fifteen feet (15'). (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(h) AUTOMOBILE PARKING. For uses permitted in R-4 Districts: same as required in R-4 Districts [Sec. 20-36 (j)] and for all other uses: private off-street parking space equal to the building coverage and adjacent to the building, except where an equivalent space is provided as a part of a public or community parking area assigned to serve a block or district and which is approved as a suitable alternate by the Planning Commission. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(i) BUILDING HEIGHT LIMIT. Two (2) stories, but not to exceed thirty-five feet (35'). (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

**ARTICLE XVIII. "C-2" COMMUNITY
COMMERCIAL DISTRICTS**

**Sec. 20-39 Declaration; "C-2" Community Commercial
Districts.**

(a) This district classification is intended to be applied where complete retail sales facilities are necessary for community service and conveni-

ence. (Ord. No. 359, Sec. 17.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and general regulations set forth in Article XXXV shall apply in all C-2 Districts. (Ord. No. 359, Sec. 17.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-40. Regulations for "C-2," Community Commercial Districts.

(a) USES PERMITTED.

(1) Uses permitted in "R" Districts except that dwellings, as defined herein, may be permitted only on the securing of a Use Permit. (Ord. No. 359, Sec. 17.02, adopted 1956.)

(2) Uses permitted in C-1 Districts, except that gasoline service stations shall be permitted only upon the securing of a Use Permit in each particular case. (Ord. No. 359, Sec. 17.02, adopted 1956.)

(3) Retail stores, businesses or service enterprises of a character similar to the following:

a. Banks, business offices, bowling alleys, food, drug and clothing stores. (Ord. No. 359, Sec. 17.02, adopted 1956.)

b. Business colleges, music and dancing studios. (Ord. No. 359, Sec. 17.02, adopted 1956.)

c. Blueprinting shops and photographic stores. (Ord. No. 359, Sec. 17.02, adopted 1956.)

d. Catering shops, cafes and restaurants. (Ord. No. 359, Sec. 17.02, adopted 1956.)

e. Art and antique shops, pawnshops. (Ord. No. 359, Sec. 17.02, adopted 1956.)

f. Hotels, theaters, auditoriums, lodge halls and social clubs. (Ord. No. 359, Sec. 17.02, adopted 1956.)

g. Newspapers and commercial printing shops. (Ord. No. 359, Sec. 17.02, adopted 1956.)

h. Mortuaries. (Ord. No. 359, Sec. 17.02, adopted 1956.)

i. Bakeries employing not more than five (5) persons, full or part-time, excluding sales personnel. (Ord. No. 359, Sec.

17.02, adopted 1956.)

(4) Professional offices, studios and clinics. (Ord. No. 359, Sec. 17.02, adopted 1956.)

(5) Public utility offices and stations. (Ord. No. 359, Sec. 17.02, adopted 1956.)

(6) Incidental storage and accessory uses, including repair operations and services, provided such uses shall be clearly incidental to the sale of produce at retail on the premises, shall not employ more than five (5) persons excluding sales personnel and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration. (Ord. No. 359, Sec. 17.02, adopted 1956.)

(b) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS. (Ord. No. 359, Sec. 17.03, adopted 1956.)

(c) LOT AREA, WIDTH, COVERAGE; FRONT AND SIDE YARDS. None. (Ord. No. 359, Sec. 17.04, adopted 1956.)

(d) REAR YARD. Twelve feet (12') where accessible from street, alley or parking lot for loading purposes. Building may project over rear yard area, providing fourteen feet (14') clear vertical distance from ground level is maintained. Building Code and other regulations shall apply. (Ord. No. 359, Sec. 17.05, adopted 1956.)

(e) AUTOMOBILE PARKING AND LOADING AREAS. None. (Ord. No. 359, Sec. 17.06, adopted 1956.)

(f) BUILDING HEIGHT LIMIT. Six (6) stories, but not to exceed sixty-five feet (65'), and provided that buildings shall be confined within inclined planes sloping inward at ratio of one foot (1') horizontally to two feet (2') vertically, such planes beginning directly above property lines at an elevation of forty feet (40') above average ground grade of the lot. (Ord. No. 359, Sec. 17.07, adopted 1956.)

ARTICLE XIX. "C-3," GENERAL COMMERCIAL DISTRICTS.

Sec. 20-41. Declaration; "C-3," General Commercial Districts.

(a) This district classification is intended to be applied where general commercial facilities are necessary for public service and convenience. (Ord. No. 359, Sec. 18.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and general rules set forth in

Article XXXV shall apply in all C-3 districts. (Ord. No. 359, Sec. 18.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20 - 42. Regulations for "C-3" General Commercial Districts.

(a) USES PERMITTED.

(1) Uses permitted in "R" and C-2 Districts, except that dwellings as defined herein may be permitted only upon the securing of a Use Permit. (Ord. No. 359, Sec. 18.02, adopted 1956.)

(2) The following and other uses of a similar character:

a. Commercial repair garages and incidental services used. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

b. Automobile sales and service. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

c. Used car lots. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(3) All other commercial uses except those which are specified in Article XXII and XXIII as being permitted only in M-1 and M-2 Districts. (Ord. No. 359, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(4) Incidental storage and accessory uses, including repair operations and services, provided such uses shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five (5) persons excluding sales personnel and shall be so placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration. (Ord. No. 359, Sec. 18.02, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Service Stations. (Ord. No. 950, adopted 1972.)

(c) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS. (Ord. No. 359, adopted 1956, as amended by Ord. No. 950, adopted 1972.)

(d) LOT AREA, WIDTH, COVERAGE AND FRONT YARD. None. (Ord. No. 359, adopt. 1956, amended by Ord. No. 950, adopt. 1972.)

(e) SIDE YARD. None, except as required by Building Code. or other regulations. (Ord. No. 359, adopt. 1956, as amended by Ord. No. 950, adopted 1972.)

(f) REAR YARD. Same as specified for C-2 Districts. (Ord. No. 359, adopt. 1956, as amended by Ord. No. 950, adopted 1972.)

(g) BUILDING HEIGHT LIMIT. Same as specified for C-2 Districts. (Ord. No. 359, adopt. 1956, as amended by Ord. No. 950, adopted 1972.)

ARTICLE XX. "CL" LIMITED COMMERCIAL DISTRICTS

Sec. 20 - 43 Declaration; "CL," Limited Commercial Districts.

(a) This district classification is intended to be applied along main road and highway frontages at proper intervals and locations to provide necessary services for the traveling public in developments designed for safety, convenience and fitting appearance. (Ord. No. 359, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) The following specific regulations and the general rules set forth in Article XXXV shall apply in all CL Districts. (Ord. No. 359, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

Sec. 20 - 44. Regulations for "CL," Limited Commercial Districts.

(a) USES PERMITTED.

(1) Highway service types of commercial uses which, in the opinion of the Planning Commission, are of a character similar to the following: restaurants, motels, retail nursery sales, agricultural products sales. (Ord. No. 508, adopted 1966, as amended by Ord. No. 950, adopted 1972.)

(2) Outdoor advertising signs and structures which:

a. Are located on or immediately adjacent to permitted commercial uses and which pertain directly to the commercial use of the property. (Ord. No. 359, Sec. 19.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

b. Do not exceed forty (40) square feet of total sign area for all such signs on or at any such property. (Ord. No. 359, Sec. 19.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

c. Are illuminated by nonfluctuating uncolored or one (1) color lighting. (Ord. No. 359, Sec. 19.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(3) Locations of underground utility installations or of above-ground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 19.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(b) **USES REQUIRING USE PERMITS.**

(1) Uses permitted in R-3 Districts, according to R-3 District regulations. (Ord. No. 359, Sec. 19.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(2) Outdoor advertising signs other than as specified in Section 20-44 above. (Ord. No. 359, Sec. 19.03, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(3) Service Stations. (Ord. No. 950, adopted 1972.)

(c) **MINIMUM LOT AREA.** Ten thousand (10,000) square feet. (Ord. No. 359, Sec. 19.04, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(d) **MINIMUM LOT WIDTH.** Sixty-five feet (65'). (Ord. No. 359, Sec. 19.05, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(e) **MAXIMUM BUILDING COVERAGE.** Fifty percent (50%) of lot. (Ord. No. 359, Sec. 19.06, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(f) **MINIMUM FRONT YARD.** Forty feet (40') from State Highway, twenty feet (20') from other street or road. (Ord. No. 359, Sec. 19.07, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(g) **MINIMUM SIDE YARDS.** Ten feet (10'). (Ord. No. 359, Sec. 19.08, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(h) **MINIMUM REAR YARDS.** Twenty feet (20'). (Ord. No. 359, Sec. 19.09, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(i) **MINIMUM VEHICLE PARKING.** One and one-half (1½) spaces for each dwelling or motel unit, and sufficient spaces for all employee, loading and customer parking. (Ord. No. 359, Sec. 19.10, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

(j) **MAXIMUM BUILDING HEIGHTS.** Two (2) stories, thirty feet (30'). (Ord. No. 359, Sec. 19.11, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

ARTICLE XXI. "M-1," LIGHT INDUSTRIAL DISTRICTS

Sec. 20 - 45. Declaration; "M-1," Light Industrial Districts.

(a) The following specific regulations and the general regulations set forth in Article XXXV shall apply in all M-1 Districts. (Ord. No. 359, Sec. 20.01, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

Sec. 20 - 46. Regulations for "M-1," Light Industrial Districts.

(a) USES PERMITTED.

(1) Uses permitted in C-3 Districts, except that dwellings, as defined herein, and hotels, and service stations may be permitted only upon the securing of a Use Permit. (Ord. No. 528, adopted 1967, as amended by Ord. No. 950, adopted 1972.)

(2) The following uses of land and buildings, which shall be permitted only in M-1 and M-2 Districts:

a. Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, material or produce by electric power, oil or gas (except operations involving fish, fats and oils, bones and meat products, or similar substances commonly recognized as creating offensive conditions in the handling thereof), including the following and similar uses:

1. Dyeing and dry cleaning plants. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

2. Rug cleaning plants. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

3. Laundries. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

4. Veterinary hospitals. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

5. Construction and material yards (except gravel, rock and cement material yards). (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

b. The following when conducted within a building or enclosed within a solid wall or fence of a type approved by the Planning Commission and not less than six feet (6') in height:

1. Body and fender repair shops, auto painting shops. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

2. Cooperage and bottling works. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

3. Sheet metal shops, welding shops. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

4. Truck terminals. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

5. Retail lumber yards. (Ord. No. 359, Sec. 20.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(b) USES REQUIRING USE PERMITS.

(1) Assembly and storage of goods, materials, liquids, and flammable or explosive matter or materials which create dust, odors, or fumes, including the following and similar uses:

a. Feed and fuel yards. (Ord. No. 359, Sec. 20.03, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

b. Wholesale storage warehouses. (Ord. No. 359, Sec. 20.03, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(2) Auto wrecking and junk yards. (Ord. No. 359, Sec. 20.03, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(3) Service Stations. (Ord. No. 950, adopted 1972.)

(c) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS.

(Ord. No. 359, Sec. 20.04, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(d) LOT AREA, WIDTH, COVERAGE AND FRONT YARD. None (Ord. No. 359, Sec. 20.05, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(e) SIDE YARDS. None, except as required by Building Code or other regulations. (Ord. No. 359, Sec. 20.06, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(f) **REAR YARD.** Same as specified for C-2 Districts. (Ord. No. 359, Sec. 20.07, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(g) **LOADING AREA.** Private off-street space for the handling of all material and equipment. (Ord. No. 359, Sec. 20.08, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(h) **BUILDING HEIGHT LIMIT** Same as specified for C-2 Districts. (Ord. No. 359, Sec. 20.09, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

ARTICLE XXII. "M-2," HEAVY INDUSTRIAL DISTRICTS.

Sec. 20-47 Declaration; "M-2," Heavy Industrial Districts.

(a) The following specific regulations and general regulations set forth in Article XXXV shall apply in M-2 Districts. (Ord. No. 359, Sec. 21.01, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

Sec. 20-48. Regulations for "M-2," Heavy Industrial Districts.

(a) USES PERMITTED.

(1) Uses permitted in M-1 Districts, except that dwellings, as defined herein, and hotels, and service stations may be permitted only upon securing of a Use Permit. (Ord. No. 528, adopted 1967, as amended by Ord. No. 950, adopted 1972.)

(2) The following specific uses which shall be permitted only in M-2 Districts. (Ord. No. 359, Sec. 21.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

a. Wholesale lumber yards, lumber mills except where burners are used. (Ord. No. 359, Sec. 21.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

b. Pottery kilns and ceramic works of heavy industrial types. (Ord. No. 359, Sec. 21.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

c. Concrete batching plants. (Ord. No. 359, Sec. 21.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

d. Blacksmith shops, casting foundries. (Ord. No. 359, Sec. 21.02, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

e. Building material storage yards, contractors' storage yards. (Ord. No. 359, Sec. 21.03, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(b) USES REQUIRING USE PERMITS.

(1) Lawful uses not otherwise provided for in this Chapter. (Ord. No. 359, Sec. 21.03, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(2) Wrecking and junk yards (Ord. No. 359, Sec. 21.03, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(3) Lumber mills with burners. (Ord. No. 359, Sec. 21.03, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(4) Service Stations. (Ord. No. 950, adopted 1972.)

(c) MINIMUM HEIGHT, BULK AND SPACE REQUIREMENTS.

(Ord. No. 359, Sec. 21.04, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(d) LOT AREA, WIDTH, COVERAGE AND FRONT YARD. None.

(Ord. No. 359, Sec. 21.05, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(e) SIDE YARD. None, except as required by Building Code or other regulations. (Ord. No. 359, Sec. 21.06, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(f) REAR YARD. None. (Ord. No. 359, Sec. 21.07, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(g) LOADING AREA. Private off-street space for the handling of all materials and equipment. (Ord. No. 359, Sec. 21.08, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

(h) BUILDING HEIGHT LIMIT. Same as specified for C-2 Districts. (Ord. No. 359, Sec. 21.09, adopted 1956, as amended by Ord. No. 528, adopted 1967.)

ARTICLE XXIII. "ML," LIMITED MANUFACTURING DISTRICTS.

Sec. 20 - 49. Declaration; "ML," Limited Manufacturing Districts.

(a) This district is designed to accommodate a limited group of business, professional, research and technical manufacturing uses which may have unusual requirements for space, light and air, and the operations of which are clean and quiet. (Ord. No. 359, Sec. 22.01, adopted 1956, as

amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and general rules set forth in Article XXXV shall apply in all ML Districts. (Ord. No. 359, Sec. 22.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-50. Regulations for "ML," Limited Manufacturing Districts.

(a) USES PERMITTED.

(1) Commercial and professional offices. (Ord. No. 359, Sec. 22.02, adopted 1956.)

(2) The following and similar uses from which noise, smoke, and dust, odors and other such offensive features are confined to the premises of each such use. (Ord. No. 359, Sec. 22.02, adopted 1956.)

a. Research institutes and laboratories. (Ord. No. 359, Sec. 22.02, adopted 1956.)

b. Small electronic products manufacturing. (Ord. No. 359, Sec. 22.02, adopted 1956.)

c. Electrical products and instrument manufacturing. (Ord. No. 359, Sec. 22.02, adopted 1956.)

d. Bookbinding, printing and lithography. (Ord. No. 359, Sec. 22.02, adopted 1956.)

e. Cartography. (Ord. No. 359, Sec. 22.02, adopted 1956.)

f. Editorial and designing. (Ord. No. 359, Sec. 22.02, adopted 1956.)

g. Garment manufacturing, paper products manufacturing. (Ord. No. 359, Sec. 22.02, adopted 1956.)

h. Warehousing, fruit and vegetable freezing, processing, packing. (Ord. No. 359, Sec. 22.02, adopted 1956.)

(3) Locations of underground utility installations for local service; except that locations for substations, generating plants and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the Planning Commission prior to acquisition. (Ord. No. 359, Sec. 22.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) USES REQUIRING USES PERMITS.

(1) Service Stations. (Ord. No. 950, adopted 1972.)

(c) HEIGHT, BULK AND SPACE REQUIREMENTS. (Ord. No. 359, Sec. 22.03, adopted 1956.)

(d) LOT AREA. Ten thousand (10,000) square feet. (Ord. No. 359, Sec. 22.04, adopted 1956.)

(e) FRONT YARD. Twenty feet (20'). (Ord. No. 359, Sec. 22.05, adopted 1956.)

(f) SIDE YARDS. Twenty feet (20'). (Ord. No. 359, Sec. 22.06, adopted 1956.)

(g) REAR YARD. Twenty feet (20'). (Ord. No. 359, Sec. 22.07, adopted 1956.)

(h) AUTOMOBILE PARKING. One (1) space for each three (3) persons regularly employed on the site. (Ord. No. 359, Sec. 22.08, adopted 1956.)

(i) LOADING AREA. One (1) space, plus additional spaces as required to handle all trucking operations on the premises. (Ord. No. 359, Sec. 22.09, adopted 1956.)

(j) BUILDING HEIGHT LIMIT. Two (2) stories, but not to exceed forty feet (40'). (Ord. No. 359, Sec. 22.10, adopted 1956.)

**ARTICLE XXIV. "PD," PLANNED
DEVELOPMENT DISTRICTS.**

**Sec. 20 - 51. Declaration; "PD," Planned Development
Districts.**

(a) This district classification is intended to be applied on parcels of land which in the opinion of the Planning Commission are suitable for and of sufficient acreage to contain a planned community or development for which development plans have been submitted and approved. (Ord. No. 359, Sec. 23.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) Interim "PD" Districts may be established, pending receipt and approval of development plans. No uses other than those permitted in R-1 Districts may be permitted in such districts. (Ord. No. 359, Sec. 23.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(c) The following specific regulations and general rules set forth in Article XXXV shall apply in all "PD" Districts, except that where conflict occurs the regulations specified in this Article shall apply. (Ord. No. 359, Sec. 23.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-52. Regulations for "PD," Planned Development Districts.

(a) Application for the establishment of a "PD" District shall include an application for a Use Permit for all developments within the district, which Use Permit must be approved prior to establishment of the district. Such application for a Use Permit shall include the following:

(1) A map or maps showing:

a. Topography of the land, contour intervals as required by the Planning Commission. (Ord. No. 359, Sec. 23.02, adopted 1956.)

b. Proposed street system and lot design. (Ord. No. 359, Sec. 23.02, adopted 1956.)

c. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses. (Ord. No. 359, Sec. 23.02, adopted 1956.)

d. Areas proposed for commercial uses, off-street parking, multiple and single family dwellings, and all other uses proposed to be established within the district. (Ord. No. 359, Sec. 23.02, adopted 1956.)

e. Proposed locations of buildings on the land. (Ord. No. 359, Sec. 23.02, adopted 1956.)

(2) General elevations or perspective drawings of all proposed buildings and structures other than single family residences. (Ord. No. 359, Sec. 23.02, adopted 1956.)

(3) Other data and information which may be deemed necessary by the Planning Commission for proper consideration of the application. (Ord. No. 359, Sec. 23.02, adopted 1956.)

(b) **USES PERMITTED.**

(1) All uses permitted in "R," "C" and "M" Districts, subject to the securing of a Use Permit as specified in Section 20-52. (Ord. No. 359, Sec. 23.03, adopted 1956.)

(2) Limited outdoor advertising as specified in each individual Use Permit. (Ord. No. 359, Sec. 23.03, adopted 1956.)

(c) **BUILDING HEIGHT LIMIT.** As specified in Use Permit. (Ord. No. 359, Sec. 23.04, adopted 1956.)

(d) **LOT AREA REQUIRED.** As specified in Use Permit. (Ord. No.

359, Sec. 23.05, adopted 1956.)

(e) FRONT, SIDE AND REAR YARDS AND PERCENTAGE OF SITE COVERAGE. As specified in Use Permit. (Ord. No. 359, Sec. 23.06, adopted 1956.)

(f) OFF-STREET PARKING REQUIRED.

(1) One (1) automobile parking space for each dwelling unit in residential building. (Ord. No. 359, Sec. 23.07, adopted 1956.)

(2) A minimum of one (1) square foot of off-street parking space for each square foot of area to be occupied by commercial buildings, except that greater parking requirements may be required by the Planning Commission where such are deemed necessary, and specified in a Use Permit. (Ord. No. 359, Sec. 23.07, adopted 1956.)

(g) The regulations specified in this Article may be varied when such variance will result in improved design of the development and will permit desirable arrangement of structures in relation to parking areas, parks and parkways, pedestrian walks and other such features. (Ord. No. 359, Sec. 23.08, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

ARTICLE XXV. "AV," AIRPORT DISTRICTS.

Sec. 20-53. Declaration; "AV," Airport Districts.

(a) This district classification is intended to be applied on properties used, or planned to be used, as airports, and where special regulations are necessary for the protection of life and property. (Ord. No. 359, Sec. 24.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(b) The following specific regulations and the general rules set forth in Article XXXV shall apply in all "AV" Districts. (Ord. No. 359, Sec. 24.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-54. Regulations for "AV," Airport Districts.

(a) USES PERMITTED.

(1) Paved runways, taxiways, landing strips and aprons. (Ord. No. 359, Sec. 24.02, adopted 1956.)

(2) Aircraft storage, service and repair hangars. (Ord. No. 359, Sec. 24.02, adopted 1956.)

(3) Aircraft fueling facilities. (Ord. No. 359, Sec. 24.02, adopted 1956.)

(4) Passenger and freight terminal facilities. (Ord. No. 359, Sec. 24.02, adopted 1956.)

(5) Lighting, radio and radar facilities. (Ord. No. 359, Sec. 24.02, adopted 1956.)

(6) Accessory structures and facilities including aircraft and aviation accessory sales. (Ord. No. 359, Sec. 24.02, adopted 1956.)

(b) USES REQUIRING USE PERMITS.

(1) Industrial plants, operations and uses. (Ord. No. 359, Sec. 24.03, adopted 1956.)

(2) Commercial and service structures and uses. (Ord. No. 359, Sec. 24.03, adopted 1956.)

(c) **MAXIMUM HEIGHT LIMIT.** Thirty-five feet (35'). (Ord. No. 359, Sec. 24.04, adopted 1956.)

ARTICLE XXVI. "O-S," OPEN SPACE DISTRICTS.

Sec. 20-55. Declaration; "O-S," Open Space Districts.

(a) This district classification is intended to be applied to properties which are found most properly to be preserved in a natural state and/or to provide open space buffer areas in which uses are restricted to recreational, conservation or light agricultural types, and including accessory and public service uses. (Ord. No. 359, Sec. 24-A.1, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(b) The following specific regulations shall apply in all "O-S" Districts. (Ord. No. 359, Sec. 24-A.1, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

Sec. 20-56. Regulations for "O-S," Open Space Districts.

(a) USES PERMITTED.

(1) Measures to promote conservation of soil, water and vegetation and to reduce fire and erosion hazards. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(2) Fire trails, riding and hiking trails. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(3) Public and private nonprofit riding stables, parks, golf

courses, tennis and swimming clubs. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(4) Crop and tree farming, grazing. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(5) Noncommercial boat launching and docking facilities. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(6) Public utility transmission and distribution lines, provided that the route of any proposed transmission line is discussed in detail with the Planning Commission prior to acquisition of rights of way therefor. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(7) Uses which the Planning Commission determines by written findings are similar to the above. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(b) USES REQUIRING USE PERMITS.

(1) Farm dwellings on parcels of twenty (20) acres or more. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(2) Living quarters for caretakers or watchmen. (Ord. No. 359, Sec. 24-A.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

ARTICLE XXVII. "P-F," PUBLIC FACILITIES DISTRICTS.

Sec. 20-57. Declaration; "P-F," Public Facilities Districts.

(a) This district classification is intended to be applied to properties which are properly used for or are proposed to be used for public purposes or for specified public utility purposes. (Ord. No. 359, Sec. 24-B.01, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(b) The following specific regulations shall apply in all "P-F" Districts. (Ord. No. 359, Sec. 24-B.01, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

Sec. 20-58. Regulations for "P-F," Public Facilities Districts.

(a) USES PERMITTED.

(1) Public schools, parks and recreation areas, fairgrounds, civic centers and similar sites and uses, public forest and reservoir areas, historical sites and monuments. (Ord. No. 359, Sec. 24-B.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(2) Public utility facilities for local service. (Ord. No. 359, Sec. 24-B.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(3) Sites and uses which the Planning Commission determines by written findings are similar to the above. (Ord. No. 359, Sec. 24-B.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(4) Uses and structures which are incidental or accessory to permitted uses. (Ord. No. 359, Sec. 24-B.02, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(b) USES REQUIRING USE PERMITS.

(1) Public cemeteries and similar uses. (Ord. No. 359, Sec. 24-B.03, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(2) Airports, refuse disposal areas, corporation yards. (Ord. No. 359, Sec. 24-B.03, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(c) PERMITTED PUBLIC UTILITY USES. When the letter symbol "U" is added to the "P-F" symbol to create "Public Facility - Utility" Districts, the following uses shall be permitted in such districts:

(1) Public utility warehouse and storage yards, pole yards, gas holders, substations, electric generating plants and transmission and distribution lines, provided that the route of any transmission line is discussed in detail with the Planning Commission prior to acquisition of rights of way therefor. (Ord. No. 359, Sec. 24-B.04, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

(2) Public utility uses which the Planning Commission determines by written findings to be similar to the foregoing. (Ord. No. 359, Sec. 24-B.04, adopted 1956, as amended by Ord. No. 507, adopted 1966.)

**ARTICLE XXVIII. "A," AGRICULTURAL
COMBINING DISTRICT REGULATIONS.**

Sec. 20-59. Declaration; "A," Agricultural Combining Districts.

(a) The following regulations shall apply in all "R" Districts with which are combined "A" Districts in addition to the regulations hereinbefore specified and shall be subject to the provisions of Article XXXV, provided, however, that if any of the regulations specified in this Article differ from any corresponding regulations specified in this Chapter or any district with which an "A" District is combined; then in such case provisions of this Article shall apply, and provided further, that parcels of land in any "R-1-A" District which contain five (5) or more acres and which are exempt from the Building Code regulations shall be subject to the "A-2" District regulations. (Ord. No. 359, Sec. 25.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-60. Regulations for "A," Agricultural Districts (Combinations).

(a) USES PERMITTED.

- (1) All uses permitted in the respective district with which the "A" District is combined. (Ord. No. 359, Sec. 25.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)
- (2) Minimum building sites shall meet the requirements for the size and shape of lots as specified in the Subdivision of Land Chapter. (Ord. No. 359, Sec. 25.02, adopted 1956, as amended by Ord. No. 369, adopted 1956.)
- (3) Animal husbandry and livestock farming, provided that not more than one (1) horse, one (1) mule, one (1) cow, or one (1) steer shall be kept for each one (1) acre of land.
- (4) Poultry and rabbit farming.
- (5) Sale of agricultural products produced on the premises, provided that no commercial structure for such purpose, other than temporary stand, shall be permitted.

(b) USES REQUIRING USE PERMITS.

- (1) The following uses may be permitted on lots of not less than forty thousand (40,000) square feet. (Ord. No. 359, Sec. 25.03, adopted 1956, as amended by Ord. No. 369, adopted 1956.)
 - a. Veterinarians, dog and cat kennels, riding rings, retail nursery sales, wineries. (Ord. No. 359, Sec. 25.03, adopted 1956.)
 - b. Veterinary hospitals. (Ord. No. 359, Sec. 25.03, adopted 1956.)
 - c. Retail sales of nursery products. (Ord. No. 359, Sec. 25.03, adopted 1956.)

(c) SPECIAL YARDS AND DISTANCES BETWEEN BUILDINGS.

Barns, stables, chicken houses and similar accessory buildings shall be not less than fifty feet (50') from the front property line; not less than ten feet (10') from any side property line; not less than forty feet (40') from any dwelling. (Ord. No. 359, Sec. 25.04, adopted 1956.)

ARTICLE XXIX. "R," SPECIAL RESIDENTIAL COMBINING DISTRICTS.

Sec. 20-61. Declaration; "R," Special Residential Combining Districts.

(a) This combining district classification is intended to be applied in combination with nonresidential classifications only in special situations where such combinations are found to be compatible and complimentary. (Ord. No. 359, Sec. 43.01, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

Sec. 20-62. Regulations for "R," Special Residential Districts (Combinations).

(a) In any district with which the "R" symbol is combined, the following additional uses shall be permitted:

- (1) All uses permitted in R-4 Districts subject to the regulations for R-4 Districts and the provisions of Article XXXV. (Ord. No. 359, Sec. 43.02, adopted 1956, as amended by Ord. No. 508, adopted 1966.)

ARTICLE XXX. "B," SPECIAL BUILDING SITE COMBINING DISTRICTS.

Sec. 20-63. Declaration; "B," Special Building Site Combining Districts.

(a) In any district with which is combined any "B" District the following regulations as specified for the respective "B" District shall apply in lieu of the respective regulations as to building site areas, depths of front yards, and widths of side yards which are hereinbefore specified for such districts with which is combined such "B" District, provided, however, that such application shall not be made in any case in which any of the following regulations are less than the corresponding regulations hereinbefore specified for such district with which is combined such "B" District. (Ord. No. 359, Sec. 26.01, adopted 1956.)

Sec. 20-64. Regulations for "B," Special Building Site Districts (Combinations).

(a) Special Regulations.

- (1) BUILDING SITE AREA REQUIRED. Shall be indicated by a number following the "B" in the district designation, which number represents the required area in thousands of square feet. (Ord. No. 359, Sec. 26.02, adopted 1956.)

In cases where the district designation contains an additional

number enclosed in brackets, such number shall indicate the area in thousands of square feet to which the lot area may be reduced upon the recording of an approved final subdivision map or record of survey map. (Ord. No. 359, Sec. 26.02, adopted 1956.)

(2) **SIDE YARDS REQUIRED.** Ten percent (10%) of lot width on each side to a maximum requirement of sixteen feet (16'), but in no case less than eight feet (8') for interior side yards or ten feet (10') for side yards adjacent to streets on corner lots. (Ord. No. 359, Sec. 26.02, adopted 1956.)

ARTICLE XXXI. "S," SPECIAL HIGHWAY FRONTAGE COMBINING DISTRICTS.

Sec. 20-65. Declaration; "S," Special Highway Frontage Combining Districts.

(a) In any district with which is combined any "S" District, the regulations of this Article shall apply in addition to those hereinbefore specified for such district, provided that wherever conflict in regulations occurs, the regulations of this Article shall govern. (Ord. No. 359, Sec. 27.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-66. Regulations for "S," Special Highway Frontage Districts (Combinations).

(a) Special Regulations.

(1) A front yard of not less than twenty feet (20') shall be required for all uses, unless a greater front yard distance is required in the district with which the "S" District is combined. (Ord. No. 359, Sec. 27.02, adopted 1956.)

(2) Screen planting or fencing of permitted commercial uses of open land shall be required as a condition to the granting of a Use Permit in each particular case. (Ord. No. 359, Sec. 27.02, adopted 1956.)

(3) No outdoor advertising signs or structures shall be permitted except such signs or structures which pertain directly to permitted commercial uses; which are located on or immediately adjacent to such uses; and which do not exceed forty (40) square feet in area for all such signs or structures for any one (1) use. (Ord. No. 359, Sec. 27.02, adopted 1956.)

(4) Directional and informational signs of not more than six (6) square feet may be permitted upon the securing of a Use Permit in each particular case. (Ord. No. 359, Sec. 27.02, adopted 1956.)

(5) Outdoor advertising signs and structures may be permitted upon the securing of Use Permits in M-1 and M-2 Districts with which are combined the "S" District. (Ord. No. 359, Sec. 27.02, adopted 1956.)

ARTICLE XXXII. "H," SPECIAL HEIGHT COMBINING DISTRICTS.

Sec. 20-67. Declaration; "H," Special Height Combining Districts.

(a) In any district with which is combined an "H" District the following special height regulations shall apply in lieu of the height regulations specified for such other district, provided that wherever conflict in regulations occurs, the more restrictive of such regulations shall govern. (Ord. No. 359, Sec. 28.01, adopted 1956.)

Sec. 20-68. Regulations for "H," Special Height Districts (Combinations).

(a) Special Height Regulations.

(1) The special maximum height regulations shall be indicated by the symbol "H" followed by a numerical figure which figure shall represent the maximum permitted height in feet measured from the average elevation of the ground area to be occupied by a particular building or structure. (Ord. No. 359, Sec. 28.02, adopted 1956.)

ARTICLE XXXIII. "P," SPECIAL PARKING COMBINING DISTRICTS.

Sec. 20-69. Declaration; "P," Special Parking Combining Districts.

(a) In any district with which is combined a "P" District the regulations of this Article shall apply in addition to those hereinbefore specified for such district; provided that wherever conflict in regulations occurs, the regulations of this Article shall govern. (Ord. No. 359, Sec. 29.01, adopted 1956.)

Sec. 20-70. Regulations for "P," Special Parking Districts (Combinations).

(a) MINIMUM PARKING AND LOADING AREA REQUIREMENTS. There shall be provided at the time any main building or structure is erected, moved, enlarged or increased in capacity, improved off-street parking space with adequate ingress and egress for standard size vehicles as follows:

(1) PRIVATE SPACE OR GARAGES FOR DWELLINGS.

There shall be at least one (1) permanently maintained parking space or private garage space on the same lot with the main building or the enlargement of a main building, for each dwelling unit in the case of a new building or for each dwelling unit added to an existing building. Such parking space shall not be less than ten feet (10') wide, twenty feet (20') long, and seven feet (7') high. A private garage shall not have a capacity for more than two (2) passenger automobiles for each dwelling unit unless the lot whereon such garage is located has an area of two thousand (2,000) square feet for each parking space in such garage. (Ord. No. 359, Sec. 29.02, adopted 1956.)

(2) FOR BUILDINGS OTHER THAN DWELLINGS. For a new building or structure or for the enlargement or increase in seating capacity, floor area or guest rooms of any existing main building or structure, there shall be at least one (1) permanently maintained parking space of not less than one hundred forty-four (144) square feet net area as follows:

a. For churches, high school, college and university auditoriums and for theaters, general auditoriums, stadiums and other similar places of assembly, at least one (1) parking space for every ten (10) seats in said public building or structure. (Ord. No. 359, Sec. 29.02, adopted 1956.)

b. For hospitals and welfare institutions, at least one (1) square foot of parking space for every one (1) square foot of ground covered by said building. (Ord. No. 359, Sec. 29.02, adopted 1956.)

c. For hotels, apartment ~~hotels~~ and clubs, at least one (1) parking space for each of the first twenty (20) individual guest rooms or suites; one (1) additional parking space for every four (4) guest rooms or suites in excess of twenty (20) but not exceeding forty (40); and one (1) additional parking space for every six (6) guest rooms or suites in excess of forty (40) guest rooms or suites, provided in said building. (Ord. No. 359, Sec. 29.02, adopted 1956.)

d. For tourist courts, at least one (1) parking space for each individual sleeping or living unit. (Ord. No. 359, Sec. 29.02, adopted 1956.)

e. For business or commercial buildings or structures having a floor area of one thousand five hundred (1,500) square feet or more, at least one (1) square foot of parking space for each square foot of floor area on the ground floor and one (1) square foot of parking space for every two (2) square feet of floor space on the upper floors. (Ord. No. 359, Sec. 29.02, adopted 1956.)

f. For industrial buildings or structures having a floor area of two thousand (2,000) square feet or more, at least one (1) parking space for each five (5) employees. (Ord. No. 359, Sec. 29.02, adopted 1956.)

(b) Parking space as required above shall be on the same lot with the main building or structure or located not more than three hundred feet (300') therefrom. To insure the perpetration of the parking space requirement herein, the owner and/or owners of the same lot or lots with the main building, buildings, or structure or structures, and the owner and/or owners of the parking space shall execute a declaration of restrictions and covenants covering said lot or lots and parking space on forms prescribed by the Board of Supervisors, setting aside the required space for parking only, which restrictions and covenants may be waived only by the consent of the owner or owners of more than one-half ($\frac{1}{2}$) of the said lot or lots and parking space and the consent of the Board of Supervisors. (Ord. No. 359, Sec. 29.03, adopted 1956.)

(c) Every hospital, institution, hotel, commercial or industrial building hereafter erected or established on a lot which abuts upon an alley or is surrounded on all sides by streets, shall have one (1) permanently maintained loading space of not less than ten feet (10') in width, twenty feet (20') in length, and fourteen feet (14') in height, for each four thousand (4,000) square feet of lot area upon which said building is located; provided, however, that not more than two (2) such spaces shall be required on any lot. (Ord. No. 359, Sec. 29.04, adopted 1956.)

(1) Such area shall be paved with bituminous or concrete surfacing and shall have appropriate bumper guards where needed. Required front and side yards shall be landscaped with ever-green ground cover and properly maintained. The foregoing yard requirement may be waived in particular cases by action of the Board of Supervisors. (Ord. No. 359, Sec. 29.04, adopted 1956.)

ARTICLE XXXIV. "FP," SPECIAL FLOOD PLAIN COMBINING DISTRICTS.

Sec. 20-71. Declaration; "FP," Special Flood Plain Combining Districts.

(a) In any district with which is combined an "FP" District the regulations of this Article shall apply in addition to those hereinbefore specified for such district, provided that if conflict in regulations occurs, the regulations of this Article shall govern. (Ord. No. 359, Sec. 30.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

Sec. 20-72. Regulations for "FP," Special Flood Plain Combining Districts.

(a) Special Provisions.

(1) No residential buildings shall be permitted on ground lower than the elevation specified on the zoning map of the particular district, except upon the securing of a Use Permit in each particular case. (Ord. No. 359, Sec. 30.02, adopted 1956.)

(2) Recreational, commercial and industrial buildings and structures related directly to agriculture or the harvesting or storage of natural products within the district, and heights for such buildings and structures in excess of the maximum specified for the district, may be permitted upon the securing of a Use Permit in each particular case. (Ord. No. 359, Sec. 30.02, adopted 1956.)

ARTICLE XXXV. OTHER GENERAL PROVISIONS AND EXCEPTIONS.

Sec. 20-73. Declaration; General Provisions and Exceptions.

The regulations specified in this Chapter shall be subject to the following general provisions and exceptions:

(a) **RULES GOVERNING USE OF ZONING MAP AND SYMBOLS.**
Where uncertainty exists as to the boundaries of any district shown on the Zoning Maps, the following rules shall apply:

(1) Where such boundaries are indicated as approximately following property, street or alley lines, such lines shall be construed to be such boundaries. (Ord. No. 359, Sec. 31.02, adopted 1956.)

(2) In unsubdivided property and where a district boundary divides a lot, the location of such boundaries, unless the same are indicated by dimensions, shall be determined by use of the scales appearing on the Zoning Maps. (Ord. No. 359, Sec. 31.02, adopted 1956.)

(3) A symbol indicating the classification of property on the Zoning Maps shall in each instance apply to the whole of the area within the district boundaries. (Ord. No. 359, Sec. 31.02, adopted 1956.)

(4) Where a public street, alley or parcel of land is officially vacated or abandoned, the regulations applicable to abutting properties shall apply equally to such vacated or abandoned street or alley. (Ord. No. 359, Sec. 31.02, adopted 1956.)

(5) Where one (1) land ownership is divided by a district boundary, such boundary may be adjusted within such ownership to not more than double the area in either district by approval of a variance application. (Ord. No. 359, Sec. 31.02, adopted 1956.)

(b) **REGULATIONS ARE MINIMUM.** In interpreting and applying the provisions of this Chapter, unless otherwise stated, they shall be held to be the minimum requirements for the promotion and protection of the public safety, health and the general welfare. (Ord. No. 359, Sec. 31.03, adopted 1956.)

(c) **RELATIONSHIP TO OTHER REGULATIONS AND TO PRIVATE RESTRICTIONS.**

(1) Where conflict occurs between the regulations of this Chapter and any Building Code or other regulations within the County, the more restrictive of any such regulations shall apply. (Ord. No. 359, Sec. 31.04, adopted 1956.)

(2) It is not intended that this Chapter shall interfere with or abrogate or annul any easements, covenants or other agreements now in effect; provided, however, that where this Chapter imposes a greater restriction than are imposed or required by other ordinances - articles, rules or regulations, or by easements, covenants, or agreements, the provisions of this Chapter shall apply. (Ord. No. 359, Sec. 31.04, adopted 1956.)

(d) **ADDITIONAL USES PERMITTED.** The following accessory uses, in addition to those hereinbefore mentioned, shall be permitted. (Ord. No. 359, Sec. 31.05, adopted 1956.)

(1) The renting of rooms and/or the providing of table board for not more than four (4) paying guests in a dwelling. (Ord. No. 359, Sec. 31.05, adopted 1956.)

(2) The operation of necessary service facilities and equipment in connection with schools, colleges, and other institutions when located on the site of the principal use. (Ord. No. 359, Sec. 31.05, adopted 1956.)

(3) Recreation, refreshment and service buildings in public parks, playgrounds, and golf courses. (Ord. No. 359, Sec. 31.05, adopted 1956.)

(4) Airports and the commercial excavation of natural materials may be permitted in any district upon the securing of Use Permits in each case. (Ord. No. 359, Sec. 31.05, adopted 1956.)

(5) The following uses may be permitted upon the securing of a Use Permit in each case.

a. The use and occupancy of a mobile home as a temporary dwelling by the owner of a lot on which a dwelling is under construction or for which a building permit has been issued. Such Use Permit may be issued for the period required to complete construction of the dwelling, but not to exceed one year unless renewed. (Ord. No. 581, adopted 1969.)

b. The use and occupancy of a mobile home as a temporary office by construction contractor personnel, inspectors or salesman during major construction or land development operations, but not to exceed one year unless renewed. (Ord. No. 581, adopted 1969.)

c. The use and occupancy of a mobile home as a temporary office or dwelling by maintenance, watchman or caretaker personnel on property in any commercial or industrial district. Any such Use Permit may be issued for a maximum and renewable term of one year. (Ord. No. 581, adopted 1969.)

d. A mobile home or mobile homes used for farm labor housing or shelter of persons and located on the premises of a farm where such persons are bona fide employees of such farm, and shall include mobile homes located in a farm labor camp. Any such Use Permit may be issued for a maximum and renewable term of one year. (Ord. No. 581, adopted 1969.)

(6) The maintaining of travel trailer, camper in dead storage on any land where it is not used for occupancy or business purposes. The connection of any utility or service connection, such as electrical, water, gas or sewage to the travel trailer or camper shall be prima facie evidence that it is being used for habitation or business purposes. (Ord. No. 581, adopted 1969.)

(e) Any lot or parcel of land in one (1) ownership having an area sufficient for more than one (1) dwelling may be used and a building permit may be issued for such use, provided the owner thereof, who changes or intends to change any existing lot line or lines, or to establish new lot lines files with the County Planning Commission a record of survey map showing the proposed lot lines and the lots and building site to be established in conformity with the regulations of the County. Any parcel of land existing prior to the date of adoption of this Chapter [May, 1956] shall be considered a building site. (Ord. No. 359, Sec. 31.06, adopted 1956.)

(2) A detached garage or accessory building not exceeding one (1) story in height and without living quarters may occupy not more than fifty percent (50%) of the area of a required rear yard. In exception to the provisions of this Article a garage or other similar out building not exceeding fifteen feet (15') in height at the ridge may be built against the side and rear line, provided that said garage or similar out building is not less than seventy feet (70') from any street, and otherwise, shall observe a five foot (5') clear distance for side line and rear line. A garage or accessory building that is not attached to and made a part of the main building shall not be closer than eight feet (8') clear distance to the main building. (Ord. No. 359, Sec. 31.06, adopted 1956.)

(3) In the case of a corner lot abutting upon two (2) streets, no detached accessory building shall be erected, altered or moved so as to occupy any part of the front half of such lot. (Ord. No. 359, Sec. 31.06, adopted 1956.)

(f) YARDS.

(1) No yard or other open space provided about any building for the purpose of complying with the regulations of this Chapter shall be considered as providing a yard or open space for any other building or structure. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(2) In any case where a setback line, building line or official plan line has been established, the required yards on the street frontage of lots shall be measured in accordance with such lines, and in no case shall the provisions of this Chapter be construed as permitting any structure to extend beyond such lines. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(3) Garages, carports and other accessory buildings may be attached and have a common wall with the main building, or, when located as required by this Chapter, may be connected thereto by a breezeway. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(4) In cases where side yards are to be computed on the basis of twenty percent (20%) of the width of the lot under the terms of this Chapter no such side yard need exceed sixteen feet (16') in width unless required by other regulations. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(5) Cornices, eaves, canopies, fireplaces and other similar architectural features, but not including any flat wall or window surface, may extend into any required yard a distance not exceeding two feet (2'). (Ord. No. 359, Sec. 31.07, adopted 1956.)

(6) Uncovered porches or stairways, fire escapes or landing places may extend into any required front or rear yard a distance not exceeding six feet (6') and into any required side yard a distance not exceeding one-half ($\frac{1}{2}$) the width of the side yard required for the lot. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(7) In any "R" District where fifty percent (50%) or more of the building sites in any one (1) block, or portion thereof in the same district, have been improved, with buildings, the required front yard shall be a depth equal to the average of the front yards of the improved building sites, to a maximum requirement of that specified for the district, but in no case less than sixteen feet (16'). (Ord. No. 359, Sec. 31.07, adopted 1956.)

(8) In case a dwelling is to be located so that the front or rear thereof faces any side lot line such dwelling shall be located not less than ten feet (10') from such lot line. The shorter street frontage of a corner lot shall be considered the front of the lot. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(9) In the case of a corner lot adjacent to a key lot in any "R" District, the setback on the street side of the corner lot within twenty feet (20') of the side line of the key lot shall be equal to the front yard required on the key lot, and a clear five foot (5') rear yard shall be maintained on the corner lot. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(10) In "R" Districts fences in side and rear yards may not exceed six feet (6') in height, and fences and hedges may not exceed three feet six inches (36") in front yards. (Ord. No. 359, Sec. 31.07, adopted 1956.)

(11) In any full block of lots the front yards may be varied so that the required yard depth is not reduced more than five feet (5'), the average of all lots equals the required yards depth, and corner lot yards are not reduced. (Ord. No. 359, Sec. 31.07, adopted 1956.)

a. Nothing contained in the general provisions shall be deemed to reduce special yard requirements as set forth in the regulations for any "R" or "B" District. (Ord. No. 359, Sec. 31.07, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(g) HEIGHT EXCEPTIONS.

(1) Towers, spires, chimneys, machinery penthouses, scenery lofts, cupolas, water tanks, radio and television aerials and antennae, and similar architectural and utility structures and necessary mechanical appurtenances may be built and used to a height not more than twenty-five feet (25') above the height limit established for the district in which the structures are located, provided, however, that no such architectural or utility structure in excess of the allowable building height shall be used for sleeping or eating quarters or for any commercial or advertising purposes. Additional heights for public utility structures may be permitted upon approval by the Planning Commission. Height limitations provided herein shall not apply to electric transmission lines and towers. (Ord. No. 359, Sec. 31.08, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

The above height limitations shall be subject to laws and regulations of the State and Federal Governments. (Ord. No. 359, Sec. 31.08, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(h) DECLARATION: "M" SPECIAL MOBILE HOME COMBINING DISTRICTS.

(1) This combining district classification is intended to be applied in combination with RE (Residential Estates) AC (Agricultural, Conservation), FC (Agricultural Forestry Conservation), UF (Upland, Forestry), UR (Upland, Recreation), UA (Upland, Agriculture), A-2 (Agriculture, Exclusive), SA (Suburban, Agriculture) and OS (Open Space), zone

classifications only in situations where such combinations are found to be compatible and complimentary. (Ord. No. 581, adopted 1969.)

(i) REGULATIONS FOR 'M', SPECIAL MOBILE HOME COMBINING DISTRICTS (COMBINATIONS).

(1) Special Regulations.

- a. A mobile home may be occupied by the owner of the area or tract of land with all permitted accessory buildings and uses provided no other dwelling or mobile home is located thereon. (Ord. No. 581, adopted 1969.)
- b. In any district which is combined with an 'M' District the minimum lot area, width, building coverage, yards, vehicle parking and building height shall apply unless otherwise noted. (Ord. No. 581, adopted 1969.)

(j) MOBILE HOME PERMIT FEES. All mobile homes in unincorporated areas outside of mobile home parks must obtain a permit from the County Building Department, said permit to be issued only upon the payment of the following license fee (commensurate with the cost of enforcing this Ordinance), and upon proper documentation evidencing issuance of the necessary health and safety permits. (Ord. No. 581, adopted 1969.)

(1) A license fee of 10 cents per square foot of living area per year in such mobile home. (Ord. No. 581, adopted 1969.)

(2) A subsequent annual fee in the same amount payable on or before July 1. (Ord. No. 581, adopted 1969.)

(k) SEVERABILITY. If any section, sub-section, paragraph, sub-paragraph, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance and this Board of Supervisors does hereby expressly declare that this Ordinance and each section, sub-section, paragraph, sub-paragraph, sentence, clause and phrase thereof would have been adopted irrespective of the fact that any one or more of such section, sub-section, paragraph, sentence, clause or phrase be declared invalid or unconstitutional. (Ord. No. 581, adopted 1969.)

ARTICLE XXXVI. USE PERMITS.

Sec. 20-74. Definition and Standards.

(a) A Use Permit is an exception from zone restrictions that is granted by the Planning Commission upon application and which permits, defines, and delimits any use of real property which (1) has been shown by facts to be a compatible use and (2) is a use required or permitted by the terms of this chapter upon the securing of a Use Permit. The term "Use Permit" is interchangeably used with the term "Conditional Use Permit." (Ord. No. 663, adopted 1970.)

(b) A compatible use is a use of real property which

(1) Preserves the integrity of the zone and

(2) On its particular site is in character and harmony with existing uses within its general area and with the General Plan, and

(3) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the County, taking into account such factors as appearance and such undesirable characteristics as noise, smoke, dusk, fumes, vibrations. (Ord. No. 663, adopted 1970.)

(c) A Use Permit shall state the conditions upon which it is granted including its term period, if any. Guarantees to ensure compliance with the term and conditions may be required by the Planning Commission. (Ord. No. 663, adopted 1970.)

Sec. 20-75. Application and Fee.

(a) Application for a Use Permit shall be made to the Planning Commission in writing on a form prescribed by the Commission and shall be accompanied by plans, diagrams, specifications, and other evidence adequate to show details of the proposed use or building. Such application shall be accompanied by a fee of Third Dollars (\$30.00),

no part of which shall be

refundable to the applicant. (Ord. No. 663, adopted 1970.)

Sec. 20-76. Public Hearing and Notice.

(a) The Planning Commission shall hold a public hearing on the application for a Use Permit and such additional hearings as it may deem to be necessary. Notice of hearing shall be given ten (10) days in advance of the hearing by mail. Where deemed necessary to accomplish full and fair notice the Planning Director may also post a notice on or near the property affected. Notice by mail shall be given to the owners of whatever parcels of property are contiguous thereto or are separated therefrom only by a road, street, highway, right of way, or easement. (Ord. No. 663, adopted 1970.)

(b) The notice of hearing, both by mail and posting, shall include the following:

- (1) Time of hearing.
- (2) Address and place of hearing.
- (3) A general explanation of the matter to be considered.
- (4) A general description of the area affected.
- (5) A statement that the decision of the Planning Commission shall be final unless appealed from to the Board of Supervisors within twenty (20) days thereafter.
- (6) A statement to the effect that any interested person who so requests shall be notified of the Planning Commission's action on the application for the Use Permit and of the deadline for filing an appeal therefrom to the Board of Supervisors. (Ord. No. 663, adopted 1970.)

(c) Notice by mail shall be given through the United States mail, with postage prepaid, using addresses from the last equalized assessment roll or, alternatively, from such other records of the assessor or the tax Collector or other source as in the opinion of the Planning Commission is reliable. (Ord. No. 663, adopted 1970.)

Sec. 20-77. Action by the Planning Commission.

(a) The Planning Commission shall grant or deny the application for the Use Permit and shall support its decision with factual findings as to whether or not the proposed Use Permit meets the requirements set forth in Section 20-74 (a). (Ord. No. 663, adopted 1970.)

(b) Within ten (10) days after making its decision and findings, the Planning Commission shall give notice of its actions by notifying by United States mail all persons who submitted a request to be notified and all persons present at the hearing who requested such notice. (Ord. No. 663, adopted 1970.)

Sec. 20-78. Revocation and Modification.

(a) In any case where the Use Permit has been used but the conditions to the granting of the Use Permit have not been or are not being complied with, the Planning Commission shall revoke or modify the permit after conducting a hearing to determine the facts of compliance or noncompliance. Notice of the hearing and of the intention to revoke or modify such permit shall be given to the permittee at least ten (10) days prior to the hearing. (Ord. No. 663, adopted 1970.)

(b) In any case where a Use Permit has not been used within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the Use Permit granted shall be null and void. (Ord. No. 663, adopted 1970.)

Sec. 20-79. Appeal and Finality.

(a) Appeal from the decision of the Planning Commission shall be made in writing to the Board of Supervisors within twenty (20) days from the date of the Commission's decision. If no appeal is taken within this time, the action of the Planning Commission shall be final. (Ord. No. 663, adopted, 1970.)

(b) When an appeal is taken, at least ten (10) days' notice of hearing shall be given by notice through the United States mails, with postage prepaid, to the same persons at the same addresses as were notified by the Planning Commission of its decision. (Ord. No. 663, adopted 1970.)

(c) The Board of Supervisors shall hear and determine the appeal from the decision of the Planning Commission. The Board shall make its determination as to whether or not a Use Permit should be granted on the basis of the appellant's testimony before it and upon the findings of the Planning Commission. Unless good cause appears, the Board shall not hear additional evidence in the absence of a showing that such evidence was not accurately represented in the findings of the Planning Commission or could not have been produced by applicant's diligence for the hearing before the Commission. The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as should be made, and such action shall be final. (Ord. No. 663, adopted 1970.)

Sec. 20-79.1. Effective Date of Use Permit.

(a) Where no appeal is taken to the Board of Supervisors, a Use Permit shall be effective only after twenty (20) days elapse from the date of the Commission's decision. (Ord. No. 663, adopted 1970.)

(b) Where an appeal is taken to the Board of Supervisors, a Use Permit shall be effective only after the Board makes its order, requirement, decision, or determination constituting final action. (Ord. No. 663, adopted 1970.)

ARTICLE XXXVII. VARIANCES.**Sec. 20-80. Definition and Standards.**

(a) A variance is an exception from zone restrictions that is granted by the Planning Commission upon application and which permits a use of real property to vary to a specified extent from area, height, yard, or space requirements upon a showing that:

(1) Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, and

(2) Such adjustments shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated, and

(3) Such use will have no adverse effect on neighbors or the public or the General Plan. (Ord. No. 662, adopted 1970.)

(b) Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. A variance shall state other conditions upon which it is granted including its term period if any. Guarantees to ensure compliance with the terms and conditions may be required by the Planning Commission. (Ord. No. 662, adopted 1970.)

Sec. 20-81. Application and Fee.

(a) Application for a variance shall be made to the Planning Commission in writing on a form prescribed by the Commission and shall be accompanied by plan, diagrams, elevations, and other data necessary to show details of the proposed use including the building if any. Such application shall be accompanied by a fee of Thirty Dollars (\$30.00).

no part of which shall be refundable. (Ord. No. 662, adopted, 1970.)

Sec. 20-82. Public Hearing and Notice.

(a) The Planning Commission shall hold a public hearing on the application for a variance and such additional hearings as it may deem to be necessary. Notice of hearing shall be given ten (10) days in advance of the hearing by mail. Where deemed necessary to accomplish full and fair notice, the Planning Director may also post a notice on or near the property affected. Notice by mail shall be given to the owners of whatever parcels of property are contiguous thereto or are separated therefrom only by a road, street, highway, right of way, or easement. (Ord. No. 662, adopted 1970.)

(b) The notice of hearing, both by mail and posting, shall include the following:

- (1) Time of hearing.
- (2) Address and place of hearing.
- (3) A general explanation of the variance to be considered
- (4) A general description of the area affected.
- (5) A statement that the decision of the Planning Commission shall be final unless appealed to the Board of Supervisors within twenty (20) days thereafter.

(6) A statement to the effect that any interested person who so requests shall be notified of the Planning Commission's action on the application for the variance and of the deadline for filing an appeal therefrom to the Board of Supervisors.

(b) Within ten (10) days after making its decision and findings, the Planning Commission shall notice of its action by notifying by United States mail all persons who submitted a request to be notified and all persons present at the hearing who requested such notice. (Ord. No. 662, adopted 1970.)

Sec. 20-84. Revocation and Modification.

(a) In any case where the variance has been used but the conditions to the granting of the variance have not been or are not complied with, the Planning Commission shall revoke or modify the permit after conducting a hearing to determine the fact of compliance or noncompliance. Notice of the hearing and of intention to revoke or modify shall be given to the holder of the variance at least ten (10) days prior to the hearing. (Ord. No. 662, adopted 1970.)

(b) In any case where a variance has not been used within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the variance granted shall be null and void. (Ord. No. 662, adopted 1970.)

Sec. 20-85. Appeal and Finality.

(a) Appeal from the decision of the Planning Commission shall be made in writing to and filed with the Board of Supervisors within twenty (20) days from the date of the Commission's decision. If no appeal is taken within this time, the action of the Planning Commission shall be final. (Ord. No. 662, adopted 1970.)

(b) When an appeal is taken, at least ten (10) days' notice of hearing shall be given by notice through the United States mails, with postage prepaid, to the same persons at the same addresses as were notified by the Planning Commission of its decision. (Ord. No. 662, adopted 1970.)

(c) The Board of Supervisors shall hear and determine the appeal from the decision of the Planning Commission. The Board shall make its determination as to whether or not a variance should be granted on the basis of the appellant's testimony before it and upon the findings of the Planning Commission. Unless good cause appears, the Board shall not hear additional evidence in the absence of a showing that such evidence was not accurately represented in the findings of the Planning Commission or could not have been produced by applicant's diligence for the hearing before the Commission. The Board may reverse or affirm, wholly or partly, or may modify the order requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as should be made, and such action shall be final. (Ord. No. 662, adopted 1970.)

Sec. 20-85.1. Effective Date of Variance.

(a) Where no appeals is taken to the Board of Supervisors, a variance shall be effective only after twenty (20) days elapse from the date of the Commission's decision. (Ord. No. 662, adopted 1970.)

(b) Where an appeal is taken to the Board of Supervisors, a variance shall be effective only after the Board makes its order, requirement, decision, or determination constituting final action. (Ord. No. 662, adopted 1970.)

ARTICLE XXXVIII. NONCONFORMING USES.**Sec. 20-86. Declaration.**

(a) The lawful use of land existing at the time of the passage of this Chapter (May, 1956), although such use does not conform to the provisions hereof, may be continued; provided, however, that nonconforming business and industrial uses being operated on open land may be continued for a period not longer than five (5) years after this Chapter becomes effective. If any nonconforming use is abandoned, or is discontinued for a period of six (6) months or more, subsequent use of said land shall be in conformity with the provisions of this Chapter. (Ord. No. 359, Sec. 34.01, adopted 1956.)

(b) If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use at the same or more restricted classification. (Ord. No. 359, Sec. 34.02, adopted 1956.)

(c) No existing building designed, arranged or intended for or devoted to a use not permitted under the regulations of this Chapter for the district in which such building or premises is located shall be enlarged, extended, reconstructed or structurally altered, unless such use is changed to a use permitted under the regulations specified by this Chapter for such district in which said building is located; provided, however, that authorized maintenance shall be permitted not exceeding a total amount, during a period of five (5) years, of fifty percent (50%) of the assessed value of the building according to the assessment thereof by the Assessor of the County of Mendocino. (Ord. No. 359, Sec. 34.03, adopted 1956.)

(d) If at any time any building in existence or maintained at the adoption of this Chapter (May, 1956) which does not conform to the regulations for the district in which it is located shall be destroyed by fire, explosion, act of God or act of the public enemy to the extent of more than one-half ($\frac{1}{2}$) the value thereof, then and without further action of the Board of Supervisors, the said building and the land on which said building was located or maintained shall from and after the date of such destruction be subject to all the regulations of the district in which such land and/or building are located. For the purposes of this Chapter, the value of any building shall be the estimated cost of the replacement of the building in kind, as determined by the County Engineer. (Ord. No. 359, Sec. 34.04, adopted 1956.)

(e) The foregoing provisions shall also apply to nonconforming uses in districts hereafter changed or established and any time limit for the suspension of a nonconforming use of land shall date from the date of the enactment of this Chapter (May, 1956) or any amendment of district boundaries. (Ord. No. 359, Sec. 34.05, adopted 1956.)

Sec. 20-87. Use and Occupancy Permit.

(a) The owners or occupant of any land or building classified as a nonconforming use under the provisions of this Chapter shall, upon notification by the Planning Commission, make application for a use and occupancy permit and shall annually thereafter apply for renewal of said permit. (Ord. No. 359, Sec. 34.06, adopted 1956.)

ARTICLE XXXIX. AMENDMENTS, ALTERATIONS, CHANGES IN DISTRICTS,

Sec. 20-88. Declaration.

This Chapter may be amended by changing the boundaries of districts or by changing any other provisions thereof whenever the public necessity and convenience and the general welfare require such amendment by procedures set forth in this Article. (Ord. No. 359, Sec. 35.01, adopted 1956, as amended by Ord. No. 369, adopted 1956.)

(a) Conditions to rezoning. The Planning Commission may recommend and the Board of Supervisors may impose conditions to the zoning reclassification of property where said respective body finds that said conditions are necessary so as not to create problems inimical to the public health, safety, or general welfare of the County of Mendocino. (Ord. No. 660, adopted 1970.)

(b) Execution of Contract. Where the Board of Supervisors does decide to impose such conditions to the zoning reclassification, it may refrain from adopting the rezoning ordinance until a unilateral contract describing the property is recorded with the county Recorder wherein the owners of the property to be rezoned promise to comply with said conditions upon the adopting of the rezoning ordinance. Such promises shall be deemed to run with the land, to be restrictive covenants and equitable servitudes. Such contracts shall include a consent by said property owners to the property being rezoned in the event of noncompliance with any of the conditions imposed. (Ord. No. 660, adopted 1970.)

(c) Enforcement of Conditions. Any violation of or noncompliance with any condition imposed under this section is deemed to be an unlawful act, a misdemeanor, a breach of contract, a breach of restrictive covenant, a breach of equitable servitude, and a public nuisance. Where violation or noncompliance occurs, the duly-constituted authorities of the County shall upon order of the Board of Supervisors, immediately commence a legal action or other proceeding for the abatement and removal and enjoinder thereof, including the removal or abatement of any building or structure constituting or causing such violation or noncompliance. A separate violation is deemed to have occurred for every day of noncompliance. The aforesaid remedies are cumulative and nonexclusive. (Ord. No. 660, adopted 1970.)

Sec. 20-89. Initiation.

An amendment to Chapter 20 of this code may be initiated by:

(a) The petition of one (1) or more property owners affected by the proposed amendment, which petition shall be filed with the Planning Commission and shall be accompanied by a fee of Thirty-five Dollars (\$35.00), no part of which shall be refundable; or

(b) Minute order of the Board of Supervisors; or

(c) Minute order of the Planning Commission. (Ord. No. 359, Sec. 35.02 adopted 1956, as amended by Ord. No. 687, adopted 1970.)

Sec. 20-90. Planning Commission Hearing

The Planning Commission shall hold at least one public hearing on a proposed amendment and shall give notice thereof at least ten (10) calendar days before the hearing. (Ord. No. 359, Sec. 35.03, adopted, amended by Ord. No. 687, adopted 1970.)

(a) For each proposed amendment to this chapter, notice shall be published at least once in a newspaper of general circulation, published and circulated in Mendocino County. (Ord. No. 359, Sec. 35.03, adopted 1956, as amended by Ord. No. 687, adopted 1970.)

(b) The notice shall be given by the Secretary of the Planning Commission and shall state the time and place of hearing and a general explanation of the matter to be considered and a general description of the area affected. (Ord. No. 359, Sec. 35.03, adopted 1956, as amended by Ord. No. 687, adopted 1970.)

(c) If the proposed amendment would change any property from one zoning to another (rezoning), notices shall be mailed to the owners of the affected property and also to the owners of the property within five hundred (500) feet from the exterior limits of the affected property. For the purpose of mailing notices, the Secretary shall use the last known name and address of such owners as appear on the records of the Assessor of the County. Any failure to mail notices as set forth herein shall not invalidate any proceedings for amendment of this chapter. (Ord. No. 687, adopted 1970.)

(d) The Secretary of the Planning Commission shall also cause additional notice to be given as he deems necessary or as may be directed by the Board of Supervisors, Planning Commission, or Planning Director. (Ord. No. 687, adopted 1970.)

(e) The hearing may be continued from time to time for a period not to exceed sixty (60) days. (Ord. No. 687, adopted 1970.)

Sec. 20-91. Action by the Planning Commission

After the hearing, the Planning Commission shall render its decision in the form of a report incorporating a written recommendation to the Board of Supervisors. Such recommendation shall include the reasons for the recommendation and shall be transmitted to the Board of Supervisors within ten (10) days of the decision. (Ord. No. 359, Sec. 35.04, adopted 1956, as amended by Ord. No. 687, adopted 1970.)

Sec. 90-92. Action by the Board of Supervisors

(a) Except as set forth in subsection (b) herein, the Board of Supervisors shall, upon receipt of the recommendation of the Planning Commission, hold a public hearing and shall give notice of the time and place of said hearing in the same time and manner as provided in Section 20-90 above. (Ord. No. 359, Sec. 35.05, adopted 1956, as amended by Ord. No. 687, adopted 1970.)

(b) If the matter under consideration is an amendment to the zoning ordinance to change property from one zone to another (rezoning), and the Planning Commission has recommended against the adoption of such amendment, the Board of Supervisors shall review the matter but shall take the action required in subsection (a) above only where the Board, in its discretion, within thirty (30) days of receipt by its Clerk of the aforesaid recommendation, orders a public hearing or where an interested party files a written request with the Clerk of the Board within five (5) days after the Planning Commission files its recommendation therewith. (Ord. No. 359, Sec. 35 05, adopted 1956, as amended by Ord. No. 687, adopted 1970.)

(c) Any such hearing may be continued from time to time for a period not to exceed sixty (60) days. (Ord. No. 687, adopted 1970.)

(d) The Board of Supervisors may approve, modify, or disapprove the recommendation of the Planning Commission provided, however, that any modification of the proposed amendment by the Board of Supervisors shall first be referred to the Planning Commission for report and recommendation, but the Planning Commission shall not be required to hold a public hearing thereon. Failure of the Planning Commission to report within forty (40) days after the reference shall be deemed to be approval of the proposed modification. (Ord. No. 687, adopted 1970.)

Sec. 20-92.5 Abandonment of Proceedings.

Upon the consent of the Planning Commission, any petition for an amendment may be withdrawn upon the written application of a majority of all the person who signed such petition. The Board of Supervisors or the Planning Commission, as the case may be, may by resolution, abandon any proceedings for an amendment initiated by its own resolution of intention, provided that such abandonment may be made only when such proceedings are before such body for consideration and provided that any hearing of which public notice has been given shall be held. (Ord. No. 687, adopted 1970.)

ARTICLE XL. ENFORCEMENT, LEGAL PROCEDURE AND PENALTIES.

Sec. 20-93. Officials, Building Inspector – Duties.

(a) All departments, officials, and public employees of the County which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this Chapter and shall issue no such permit or license for uses, buildings or purposes where the same would be in conflict with the provisions of this Chapter. (Ord. No. 359, Sec. 36 01, adopted 1956.)

(b) The Building Inspector is hereby authorized to issue Stop Orders to prohibit further construction on buildings or structures involving violations of this Chapter, and such Stop Orders shall remain in effect until such violations are eliminated (Ord. No. 359, Sec. 36 01, adopted 1956.)

(c) It shall be the duty of the Building Inspector and of the officers of the County herein and/or otherwise charged by law with the enforce-

ment of this Chapter to enforce this Chapter and all the provisions of the same." (Ord. No. 359, Sec. 36.02, adopted 1956.)

Sec. 20-94. Misdemeanor Penalties.

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any of the provisions of this Chapter, shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than Three Hundred Dollars (\$300.00) or by imprisonment in the County jail for a term not exceeding three (3) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every week during any portion of which any violation of this Chapter is committed, continued or permitted by such person, firm or corporation and shall be punishable as herein provided. (Ord. No. 359, Sec. 36.03, adopted 1956.)

Sec. 20-95. Public Nuisance - Abatement.

Any building set up, erected, built, moved or maintained and/or any use of property contrary to the provisions of this Chapter shall be and the same is hereby declared to be unlawful and a public nuisance, and the County Attorney shall immediately commence action or actions, proceeding or proceedings for the abatement, removal and enjoinder thereof in the manner provided by law and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate and remove such building or use and restrain and enjoin any persons, firm or corporation from setting up, erecting, building, moving or maintaining any such building or using any property contrary to the provisions of this Chapter. (Ord. No. 359, Sec. 36.04, adopted 1956.)

Sec. 20-96. Cumulative Remedies.

All remedies provided for herein shall be cumulative and not exclusive. (Ord. No. 359, Sec. 36.05, adopted 1956.)

Sec. 20-97. County Surveyor- Duties Until Building Inspector Appointed.

The County Surveyor shall assume the duties of the Building Inspector as they are set forth herein until such time as a Building Inspector may be appointed. (Ord. No. 359, Sec. 36.06, adopted 1956 as amended by Ord. No. 369, adopted 1956.)

ARTICLE XLI. AGRICULTURAL PRESERVES.

Sec. 20-100. Declaration.

(a) The legislature of the State of California, in enacting the Williamson Act of 1969 and subsequent amendments found that the preservation of a

maximum amount of a limited supply of prime agricultural land is necessary to the state's economic resources; that the discouragement of premature and unnecessary conversion of prime agricultural land to urban uses is a matter of public interest; and that in a rapidly urbanizing society agricultural lands have a definite public value as open space. (Ord. No. 616, adopted 1970.)

(b) The Board of Supervisors of the County of Mendocino concurs with the findings of the California State Legislature (Ord. No. 616, adopted 1970.)

(c) It is essential to the objectives of the Williamson Act of 1969 that an orderly system be established whereby property within Mendocino County may be incorporated into agricultural preserves and the owners of said property may, by contract, further restrict the use of their property to exclusively agricultural purposes. (Ord. No. 616, adopted 1970.)

Sec. 20-101. Creation of Preserves.

(a) Property within the County of Mendocino may be incorporated into agricultural preserves, and property within any agricultural preserve may be further restricted by contracts between the County of Mendocino and the owners of said property pursuant to the following procedures and not otherwise:

1. An agricultural preserve shall consist of no less than 100 acres unless smaller preserves are necessary due to the unique characteristics of the agricultural enterprises in the area and that the establishment of preserves of less than 100 acres is consistent with the general plan of the County. (Ord. No. 616, adopted 1970.)

2. A petition for the formation of an agricultural preserve containing 100 or more contiguous acres shall be filed with the Mendocino County Planning Department. Said petition shall be executed by all property owners within the proposed preserve and shall contain the following:

- a. Names and addresses of all parties of record title within the preserve. (Ord. No. 616, adopted 1970.)

- b. A "statement of intent" for the property to be incorporated into an agricultural preserve as defined by the Land Conservation Act of 1965 and subsequent amendments. (Ord. No. 616, adopted 1970.)

- c. A legal description, or the assessor's parcel number, of the land which is proposed to be included within the preserve and a statement that it covers a minimum of 100 or more acres. (Ord. No. 616, adopted 1970.)

- d. A description of the general character and current use of the property. (Ord. No. 616, adopted 1970.)
3. Said petition shall have affixed thereto a map of sufficient size to adequately reflect the following:
 - a. Exterior boundaries of the proposed preserve and approximate acreage. (Ord. No. 616, adopted 1970.)
 - b. All individual parcels within the proposed preserve, approximate acreage of each, and assessor's parcel number. (Ord. No. 616, adopted 1970.)
 - c. Names of the owners of each parcel. (Ord. No. 616, adopted 1970.)
4. That prime agricultural land, as defined, is eligible for inclusion in an agricultural preserve Type I. Prime agricultural land is defined as:
 - a. All land which qualifies for rating as Class I, Class II, or Class III in the Soil Conservation Service land use capability classifications. (Ord. No. 616, adopted 1970.)
 - b. Land which supports livestock used for the production of food and fiber and which has a annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture. (Ord. No. 616, adopted 1970.)
 - c. Land planted with fruit or nut bearing trees, vines, bushes, or crops, which have a nonbearing period of less than five years, and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200.00) per acre. (Ord. No. 616, adopted 1970.)
 - d. Land which has returned from the production of unprocessed agricultural plant product an annual gross value of not less than two hundred dollars (\$200.00) per acre for three of the previous five years. (Ord. No. 616, adopted 1970.)
5. That forest land soils that qualify for inclusion in an agricultural preserve Type II shall include only those soil series in conifer soils group 1, and those site classes I through IV for Douglas fir

and redwood types, and 6 through 4 for pine types as shown in the soil-vegetation maps of Mendocino County (Ord No 616, adopted 1970)

6. That rangeland to be included in an agricultural preserve Type II should include all soils classified as groats, oak-grass and grass-oak, and other soils that may produce feed at the rate of 40 acres or less per animal unit. The bases for definition and separation of rangeland soils, are the soil-vegetation maps of Mendocino County along with the Storie land use rating and grazing percentage of range soils. Land not qualified by soil type may qualify for inclusion if the carrying capacity can be shown to be 40 acres or less per animal unit (Ord No 616, adopted 1970)

7. A public hearing shall be held by the Planning Commission pursuant to legal notice, and within 30 days after receiving the petition, the Planning Commission shall submit a report thereon to the Board of Supervisors: provided, however, that the Board of Supervisors may extend the time allowed for an additional period not to exceed 30 days (Ord. No 616, adopted 1970.)

During said public hearing, any interested person may appear and present evidence. All relevant evidence shall be received and considered by the Commission (Ord No 616, adopted 1970)

8. The Board of Supervisors, upon receipt of the Planning Commission report, shall hold a public hearing on the petition for the agricultural Preserve and the Planning Commission's report. Notice of the hearing shall be published for one time in a newspaper of general circulation in Mendocino County and shall include a legal description, or the assessor's parcel number, of the land which is proposed to be included within the preserve. If the Board decides to establish the agricultural preserve, it shall do so by a resolution which shall determine the boundaries of those areas within which Mendocino County will be willing to enter into agricultural preserve contracts (Ord. No 616, adopted 1970, amended by Ord. No. 757, adopted 1971)

9. Property shall be deemed contiguous although not actually touching if the only division is caused by a railroad, roadway, public thoroughfare, or private easement (Ord. No 616, adopted 1970)

10. No agricultural preserve may be established or approved by the Board of Supervisors unless the property within the proposed preserve boundaries has been approved by the Board of Supervisors for the following restrictive zoning: Agricultural-Conservation (A-C) or Forest-Conservation (F-C). The Planning Commission and the Board of Supervisors may consider petitions for rezoning of said property at the same time it considers the petition for the formation of an agricultural preserve for said property. No agricultural preserve contract may be executed on behalf of the County until the ordinance rezoning the property covered by said contract to the aforesaid restrictive zoning has become final (Ord No. 616, adopted 1970, amended by Ord No. 917, adopted 1972.)

11. The fees for the processing of agricultural preserves shall be as set forth in the schedule adopted by resolution of the Board of Supervisors. (Ord No 616, adopted 1970, as amended by Ord No 962, adopted 1972)

ARTICLE XLII. HISTORICAL PRESERVATION DISTRICT FOR TOWN OF MENDOCINO.

Sec. 20 - 111. Purpose.

The Board of Supervisors of the County of Mendocino find and declare that the community of Mendocino and its immediate environs represents a unique and outstanding example of early California architecture and town development connected with the redwood lumber industry along the Mendocino Coast in the last half of the 19th century.

It further finds that much of the unique character of this community rests with the style of architecture which dominates the town and which is representative of early northern California architecture, to the extent that it has achieved recognition by being placed on the National Register of Historic Places.

Therefore, the board finds that a Historical Preservation District is needed to preserve the architecture and character of this community. It further finds that the preservation of many buildings, representative of early northern California architecture within the town of Mendocino is essential to the economic and cultural development of Mendocino, and to the economy of the town and of the County, which is in large measure based on tourism and visitors who have been attracted to the town in substantial numbers. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 112. Designation of District.

As an overlay district for which regulations are hereby established in addition to the "use regulations" imposed by the existing and future zone classification districts for said area, there is hereby established a Historical Preservation District in the unincorporated area of the County of Mendocino consisting of the area described as follows:

All that real property situated in the County of Mendocino, State of California, described in Exhibit "A", which is incorporated herein by reference and is available for public inspection at the office of the Mendocino County Office of the Clerk of the Board of Supervisors, Courthouse, Ukiah. Such area shall be subject to the provisions of this article. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 113. Designation of Historical Zones.

Within the Historical Preservation District as described in Section 20-112 of this ordinance there are established Historical Zones as follows:

(a) Historical Zone A is all that area within the Historical Preservation District and bounded on the north by Slaughter House Gulch, on the east by California State Highway One, on the south by Big River and waters of Mendocino Bay, and on the west by the Pacific Ocean.

(b) Historical Zone B is all that area within the Historical Preservation District other than that which is described in sub-paragraph (a) of this paragraph. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 114. Establishment of Historical Review Board.

There is hereby established a Historical Review Board, hereinafter called "Review Board", whose function and duties shall be to review all applications for new construction, or the alteration of the exterior surfaces of existing structures within the Historical Preservation District. Said Review Board shall consist of five (5) members, all of whom shall be electors or owners of real property in said Historical Preservation District, and who shall serve without compensation. All members shall be appointed by the Board of Supervisors, and of the first members appointed one (1) shall be appointed to a term of one (1) year, two shall be appointed for a term of two (2) years, and two shall be appointed for a term of four (4) years. Thereafter, the terms of all members of the Review Board shall be for four (4) years. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 115. Work in Historical Zone Requiring Approval.

None of the following work shall be commenced or continued within Historical Zone A, nor shall any building, demolition or other permit necessary for such work be issued, without prior approval of the Review Board:

- (a) Demolition or removal of any structure of a value of over \$100.00 or having a square footage area of over 100 square feet. (Ord. No. 1057A, adopted 1973.)
- (b) Remodeling or alteration of the exterior of any structure where such work requires a building permit. (Ord. No. 1057A, adopted 1973.)
- (c) Construction of any structure where such work requires a building permit. (Ord. No. 1057A, adopted 1973.)
- (d) Construction, erection or installation of any outdoor advertising sign, lighted or unlighted, or any outdoor lighting as her in defined. (Ord. No. 1057A, adopted 1973.)
- (e) Any excavation of, or deposit of material upon, land in such a manner as to materially alter the existing contour or condition of the land, including leveling, grading, piling or paving. (Ord. No. 1057A, adopted 1973.)
- (f) Any painting of the exterior of an existing building or structure, other than routine maintenance painting and any painting of the exterior of a newly constructed building or structure, whether or not a building permit is required for such work. (Ord. No. 1057A, adopted 1973.)
- (g) Any construction of public utility poles where such construction creates an extension of public utility lines. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 116. Work in Historical Zone B Requiring Approval.

None of the following work shall be commenced or continued within Historical Zone B, nor shall any building or other permit necessary for such work be issued, without the prior approval of the Review Board. (Ord. No. 1057A, adopted 1973.)

- (a) Construction of any structure requiring a building permit and any portion of which is capable of being seen by a person standing on any point in Historical Zone A. (Ord. No. 1057A, adopted 1973.)
- (b) Installation of any commercial sign or commercial lighted device, any portion of which is capable of being seen, or which casts a light, any portion of which is capable of being seen, by a person standing on any point in Historical Zone A. (Ord. No. 1057A, adopted 1973.)
- (c) Any construction of public utility poles where such construction creates an extension of public utility lines. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 117. Special Approvals Required.

No mobile home, trailer, or camper home shall be constructed, installed, or maintained in any portion of the Historical Preservation District after the effective date of this ordinance without the prior approval of the Review Board. The factors and standards governing work requiring approval shall apply to the construction, installation, or maintenance of any such mobile home, trailer or camper home. Uses existing at the time of the adoption of this ordinance shall be excepted from the requirements of this section. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 118. Procedure for Submission to Review Board.

Any person desiring to do or to have done any of the work mentioned in Sections 20-115, 116, or 117 of this chapter, shall prior to the commencement of such work submit to the Review Board all of the following:

- (a) Three copies of a plot plan drawn to scale and of a size sufficient to allow it to be easily read, showing:
 - (1) Property lines of the parcel upon which the work is proposed to be done;
 - (2) Location of the work upon the property;
 - (3) Location of any easement, right of way, utility lines or similar facilities which might be affected by the proposed work.
- (b) One copy of the exterior plan of such work if the work is to cost under \$1,000.00 total cost and three copies of such plan if the total cost of such work is \$1,000.00 or over.
- (c) If job specifications are to be used for the proposed work, the same number of copies as are required of the plans for the work.
- (d) A statement of the ownership of the subject property, including the names and addresses of all persons owning legal title therein, the book and page number of recorded deed or other conveyance, and the applicant's interest in the subject property, if he is not the owner.
- (e) A written statement from the applicant showing the present and proposed use of property, the zoning of the subject property and all contiguous properties, the reason for such work, and applicant's statement of how the proposed work conforms to this chapter as it relates to other existing structures and uses. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 119. Standards.

Standards to be used by the Review Board in considering applications for approval are as follows:

- (a) Forms, materials, textures and colors shall be in general accord with the appearance of structures built in Mendocino prior to 1900. To this end they shall be in general accord with the designs as exemplified, but not limited to, those depicted in the photographs contained in Exhibit "B", a book of photographs which is incorporated herein by reference and is available for public inspection at the office of the Clerk of the Board of Supervisors, Courthouse, Ukiah. This section shall not be interpreted as requiring construction to be with the forms, materials, textures, colors, or design as used in Mendocino prior to 1900 but only that the construction be compatible with and not in disharmony with the architectural standards herein expressed.
- (b) In order to further amplify and illustrate the descriptions or definitions of Mendocino architecture prior to 1900, and to furnish more complete details, architectural elements and composition thereof, the Review Board may from time to time submit additional illustrations, photographs and definitions, which, when approved by resolution of the Board of Supervisors of Mendocino County, shall be additional standards applicable in the Historical Preservation District. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 120. Hearing by Review Board; Notices.

Within 35 days from the date of submission of the material required by Section 20-118, the Review Board shall review the application at a public meeting. At least seven (7) days before such hearing, notice of time and place of hearing and of the Review Board's intention to consider the application shall be posted on the subject property in a manner best calculated to give public notice and in two other public places within the District, and a copy thereof shall be mailed to the applicant at the address shown on the application. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 121. Factors For Consideration by Review Board.

The Review Board shall consider the following factors in determining whether or not to approve the proposed work.

- (a) The economic use of the subject property and the reasonableness of the proposed work in relation thereto. (Ord. No. 1057A, adopted 1973.)
- (b) The present condition of the subject property and the effect of the work thereon and its effect on adjacent property and structures. (Ord. No. 1057A, adopted 1973.)
- (c) The economic effect, if any, on other property within the District and upon the property values thereof. (Ord. No. 1057A, adopted 1973.)
- (d) The architecture, materials, details, scale, proportion, color, facade treatment and fenestration of the work proposed insofar as the same affects the subject property, other property within the District and the uses thereof. (Ord. No. 1057A, adopted 1973.)
- (e) The effect, if any, of all of the foregoing factors upon the general welfare of the District and of the touring public who may come to the District. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 122. Action by Review Board.

At the public hearing called, or at any other time to which said public hearing may be continued, the Review Board shall consider the application, shall hear and consider all arguments and evidence presented for or against the proposed work, and shall take action by majority vote of the members of the Review Board present. Such action may grant approval, deny approval, or may be conditional approval conditioned upon changes in the proposed work or upon any other reasonable condition. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 123. Findings Necessary for any Approval.

The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively finds:

- (a) That the proposed work, considered in conjunction with the appearance and design of other structures within the District will not be unsightly, obnoxious or undesirable in appearance to the extent that it will adversely affect uses and property values of other property within the District. (Ord. No. 1057A, adopted 1973.)
- (b) That the proposed work is in harmony with the existing development of property within the District insofar as exterior appearance of structure is concerned. (Ord. No. 1057A, adopted 1973.)

(c) That the nature and appearance of the proposed work will not detract from the appearance of other property within the District nor tend to limit the opportunity to attain optimum use and value of the property and improvements within the District. (Ord. No. 1057A, adopted 1973.)

(d) If the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance. (Ord. No. 1057A, adopted 1973.)

(e) That the nature and appearance of the proposed work will not be detrimental to the general welfare of the public. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 124. Determination by Review Board.

The decision of the Review Board shall be in writing and shall specify the basis therefor. In the event that the decision is conditional it shall specify the conditions or requirements to be met by the applicant as a condition of approval. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 125. Appeal to Planning Commission.

The applicant or any registered voter or property owner within the Historical Preservation District who has appeared in the action and disagrees with the decision of the Review Board may appeal to the Planning Commission of the County of Mendocino by written appeal filed with the Review Board within ten days of the Review Board's order. The Review Board shall transmit all its records to the Planning Commission which shall hear the appeal based on the records of the Review Board and other evidence the Planning Commission admits during its hearing of the matter. Notice of hearings by the Planning Commission shall be in the same manner as other hearings of the Planning Commission. The Planning Commission may affirm, reverse, or modify the ruling of the Review Board. The decision of the Planning Commission shall be final. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 126. Definitions.

For the purpose of this chapter certain terms used in this chapter shall be defined as set forth herein:

(a) "Person" includes any person, firm, association, organization, partnership, business trust, corporation or company. (Ord. No. 1057A, adopted 1973.)

(b) "Structure" means anything constructed or erected, the use of which requires location in or on the ground or attachment to something having location in or on the ground. (Ord. No. 1057A, adopted 1973.)

(c) "Outdoor advertising sign" means any sign of any character erected or maintained for any commercial purposes, whether or not on or attached to a building or structure, except notices lawfully attached to any public notice or public signboard approved by the Review Board. (Ord. No. 1057A, adopted 1973.)

(d) "Outdoor lighting" means any exterior lights or lighting systems designed or maintained to light the exterior of a structure, except such lights as are reasonably necessary to light doorways, stairs, walkways and similar areas. (Ord. No. 1057A, adopted 1973.)

(e) "Alteration" means the addition to or removal of or from a structure of any part thereof, the repair thereof, and glazing, painting or removal of paint, and similar modification. (Ord. No. 1057A, adopted 1973.)

(f) "Exterior" of a structure means any portion of the outside of a structure, or any addition thereto, which is capable of being seen from any public place. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 127. Public Utility Poles and Lines.

All public utility poles and lines shall be subject to the provisions set forth for Zones A and B. Any such pole or line existing on the effective date of this ordinance may be maintained, repaired, and replaced without complying with or being subject to the provisions set forth for Zones A and B. All such non-conforming uses shall be subject to the provisions of Section 20-86 of the Mendocino County Code. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 128. Enforcing Agency.

The Department of Building Inspection for the County of Mendocino shall enforce the provisions of this article. (Ord. No. 1057A, adopted 1973.)

Sec. 20 - 129. Penalties for Violations.

Violation of any provisions of this chapter shall be a misdemeanor punishable by a fine not exceeding Five Hundred Dollars or imprisonment in the County Jail of Mendocino County for not exceeding six months, or by both such fine and imprisonment. In addition to any other remedy, the County of Mendocino may obtain injunctive relief in any court of competent jurisdiction ordering the cessation or removal of work without the required approval. (Ord. No. 1057A, adopted 1973.)

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